

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 4 November 2025

Application Number: 252137

Location: 20 Rosemary Avenue, Earley, Wokingham, RG6 5YQ

Proposal: Application to vary condition 2 of planning consent 250888 for the Householder application for proposed single storey front and single storey side extension alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room. Condition 2 refers to Approved Details and the variation is to make minor amendments to roof levels and fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings labelled/numbered PO4, P02A and P03B received by the local planning authority on 09/09/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 1 now reads:

Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of permission ref: 250888.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

All other conditions of planning permission 250888 apply to this planning permission, viz:

1. See above
2. See above

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.



Recommendation and conditions/reasons agreed:

Date: 3 November 2025

REMEMBER - The earliest date for a decision on this application is: **3 October 2025**