

HOUSEHOLDER **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date:	17 March 2025
Application Number:	250080
Location:	19 Meadow Road, Earley, Wokingham, RG6 7EX
Proposal:	Householder application for proposed single storey side extension, to include a pitch roof, 2No roof lights to the existing roof, changes to fenestration and addition of raised patio area. Followed by the demolition of the existing chimney. (Part Retrospective).
Recommendation:	Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered PP-171-RG-03 and PP- 13686151v2 received by the local planning authority on 16/01/2025 and application plans and drawings numbered PP-171-RG-02A and PP-171-RG-01A received by the local planning authority on 18/2/25. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.

2. 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 otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Informatics

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 12.03.2025

REMEMBER - The earliest date for a decision on this application is: **11 March 2025**