

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 1 January 2026

Application Number: 252708

Location: 25 Merryweather Close, Finchampstead, Wokingham, RG40 4YH

Proposal: Householder application for the proposed erection of a single storey rear extension(Part-Retrospective).

Recommendation: **Approve**

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (A1/457/01 Existing Floor Plans), (A4/457/OS1 Location Plan), (A1/457/03 Proposed Floor Plans), (A4/457/10 Existing Block Plan), (A4/457/11 Proposed Block Plan), (A1/457/04 Proposed Elevations), (A1/457/02 Existing Elevations) received by the local planning authority on 04/11/2025. 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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.

Informatives

1. 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: 19.12.2025

REMEMBER - The earliest date for a decision on this application is: **27 November 2025**