

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 20 March 2025

**Application Number:** 250142

**Location:** 10 Bakers Place, Woodley, Wokingham, RG5 4AX

**Proposal:** Householder application for the proposed detached garage conversion into habitable living accommodation.(RETROPSECTIVE)

**Recommendation:** Approve

### **Conditions and/or Reasons**

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered

25324-03 - Proposed Garage Floor Plan

25324-04 - Proposed Elevations

25324-05 - Location and Block Plan

received by the local planning authority on 22/01/2025. 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.*

2. Ancillary accommodation -

The development hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

*Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.*

### **Informatives**

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: 25.02.2025

**REMEMBER** - The earliest date for a decision on this application is: **13 February 2025**