

## **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Expiry Date:</b>	13 March 2025
<b>Application Number:</b>	250025
<b>Location:</b>	1 Culford Close, Earley, Wokingham, RG6 3AS
<b>Proposal:</b>	Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.
<b>Recommendation:</b>	Approve

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

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*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).*

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 01 A received by the local planning authority on 14/01/2025. 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.*

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the development hereby permitted shall be of similar appearance to those used in the existing building and boundary walling, 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.*

### **Informatics**

1. Any incidental works affecting the adjoining public highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

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.

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed: *MC*

Date: 19.02.2025

**REMEMBER** - The earliest date for a decision on this application is: **7 February 2025**