

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 March 2025

Application Number: 250140

Location: 19 Easby Way, Earley, Wokingham, RG6 3XA

Proposal: Application to vary condition 2 of planning consent 240151 for the proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (P1350-01) & (P1350-02), received by the Local Planning Authority on 22/01/2025 & 10/02/2025.

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 provided.

All other conditions of planning permission 240151 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 240151.

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. See above.

Reason: See above.

3. External materials - Except where stated otherwise on the approved drawings and application form, 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. Minor variations shall be applied for and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

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

4. Ancillary accommodation - The outbuilding hereby approved shall be used as ancillary accommodation to the main dwellinghouse shall not be used, sold or sub-let as separate dwelling.

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 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:



Date: 26/03/25

REMEMBER - The earliest date for a decision on this application is: **18 February 2025**