

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 October 2024

Application Number: 241980

Location: 19 Courts Road, Earley, Wokingham, RG6 7DJ

Proposal: Householder application for proposed installation of a climbing frame to the rear of the dwelling.

Recommendation: 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 titled Block Plan, Side View — Proposed Construction and Front View — Proposed Construction received by the local planning authority on 08/08/2024. 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. Prior to any above-ground construction works on the climbing frame, the fencing shown on the plan titled 'Side View Proposed Construction' which includes the additional 0.7-metre high screening, shall be constructed of timber material and must be installed and maintained in perpetuity for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy 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.

2. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 19.09.2024

REMEMBER - The earliest date for a decision on this application is: **30 August 2024**