

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 July 2025

Application Number: 251159

Location: 2 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR

Proposal: Householder application for the proposed replacement of existing external cladding including alterations to fenestrations.

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 numbered

2 P05 Rev A - Proposed East and North Elevations

2 P04 Rev A - Proposed West Elevation and Street Scene

2 P01 Rev A - Site Plan

2 S01 Rev A - Location and Orientation Plans

Received 15th May 2025

The development shall be carried out in accordance with the approved plans.

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. Materials

The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010).

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:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 30/06/25

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