

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 April 2026

Application Number: 252996

Location: 1 Aldworth Gardens, Crowthorne, Wokingham, RG45 6PQ

Proposal: Householder application for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.

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 (J386201- Location Plan), (J386204- Proposed Plans and Elevations), (J386203-Existing Plans & Elevations), (J386202- Rev C Block Plans), received by the Local Planning Authority on 09/12/2025 and 06/03/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4.The first floor ensuite window in the side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3.

5. Restriction on Additional Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no additional windows, rooflights, doors or other openings shall be inserted in the flank elevations or side roof slopes of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of protecting the privacy and amenity of neighbouring occupiers, in accordance with the Borough Design Guide and the National Planning Policy Framework.

Informatives

1. 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.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 01.04.2026

REMEMBER - The earliest date for a decision on this application is: **24 March 2026**