

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 March 2025

Application Number: 250007

Location: 12 Culver Lane, Earley, Wokingham, RG6 1DS

Proposal: Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be completed before the expiration of six months 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 1596.01, 1596.02, 1596.02, 1596.03, 1596.04 & 1596.05 received by the local planning authority on 03/01/25 & 09/01/25. 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 construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, 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.

4. The existing outbuilding shall be segregated from the current attached outbuilding of 10 Culver Lane by virtue of demolishment of part building as shown on plans 1596.04 & 1596.05.

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.

5. Within 1 month of the date of this decision a scheme for drainage system details shall have been submitted for the written approval of the local planning authority. The details shall include how the site currently drains with consideration to SuDs.

The approved scheme shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. The outbuilding hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwelling.

Reason: To prevent a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the neighbouring residential amenities, character of the area in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, TB07.

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: *MC*

Date: 06.03.2025

REMEMBER - The earliest date for a decision on this application is: **30 January 2025**