

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 22 April 2025

Application Number: 250409

Location: 122 Hilmanton, Earley, Wokingham, RG6 4HJ

Proposal: Householder application for the proposed erection of a two storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor accommodation plus changes to fenestration.

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 RG64HJ – PP – 100, RG64HJ – PP – 103 Rev A, RG64HJ – PP – 104 Rev A and Tree Constraints Plan received by the local planning authority on 20th February 2025. 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. Protection of trees etc

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the root protection areas of trees shown as T1, T2, T3 and T4 on the approved Tree Constraints Plan.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. The proposed garage conversion and extension shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

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: 09/04/25

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