

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 October 2025

Application Number: 251947

Location: 26 Drake Close, Finchampstead, Wokingham, RG40 4EQ

Proposal: Householder application for the proposed single storey front and rear infill extensions and raising of the flat roof to existing car port/garage, to convert into habitable accommodation.

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 25/V1/104 received by the local planning authority on 12th August 2025, 25/SPP/000 and 25/V1/101 received by the local planning authority on 19th August 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. 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 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.

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 Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. For the avoidance of doubt, and notwithstanding the approved plans referenced in Condition 2 above, the existing outbuilding situated adjacent to the rear boundary of the application site does not form part of this approval and may be subject to a separate application for planning permission.

Recommendation and conditions/reasons agreed:



Date: 29/10/25

REMEMBER - The earliest date for a decision on this application is: **10 September 2025**