

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 July 2025
Application Number: 251286
Location: 28 Beech Lane, Earley, Wokingham, RG6 5PT
Proposal: Householder application for the Proposed erection of an outbuilding
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 BL-01 and BL-02 received by the local planning authority on 30/05/2025. 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. Obscure glazing - The window in the rear 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.

4. Ancillary accommodation - The outbuilding hereby approved shall be ancillary to the main dwellinghouse and shall remain ancillary. It shall not be used, sold or sub-let as a separate dwelling.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1,

CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

5. External materials - Except where stated otherwise on the

application form, the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall be of similar appearance to those used in the host dwelling, 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.

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.

BJC

Recommendation and conditions/reasons agreed:

Date: 23.07.25

REMEMBER - The earliest date for a decision on this application is: **24 June 2025**