

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 February 2025

Application Number: 243072

Location: 11 and 15 Alder Close, Earley, Wokingham, RG6 3UP

Proposal: Full application for the proposed replacement of existing timber and PVCu casement windows to new double glazed PVCu casement windows, plus replacement of existing front entrance and patio doors with new composite and PVCu.

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:

- Location and Block Plan PR-10537 (received 05/12/2024)
- Proposed Layout and Elevations PR-10537 4 Rev.B (received 03/01/2025) - Proposed Window and Door Schedule PR-10537 5 Rev.A (received 05/12/2024)
- 11 and 15 Alder Drive Window Details (received 05/12/2024) - Eurologik Product Specification - Residential Doors (received 05/12/2024)
- Eurologik Product Specification - French Doors (received 05/12/2024) - Eurologik Product Specification - Casement Windows (received 05/12/2024)

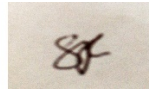
The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

Informatives

1. 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:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be a stylized 'S' or 'J'.

Date: 5.2.25

REMEMBER - The earliest date for a decision on this application is: **27 January 2025**