

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 February 2025

Application Number: 243102

Location: 253 Shinfield Road, Shinfield, Wokingham, RG2 8HF

Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension to dwelling, front porch, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights along with front facing roof lights (part retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

Development pertaining to the proposed dormer, along with proposed works to the roofs shall commence 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:

96/02/08/19/07 Rev E - Location Plan, Site Plan & Parking Plan

Received 18th Decemeber 2024

Location Plan

PBC/2462/1C

PBC/2462/2C

Received 9th December 2024

The development shall be carried out in accordance with the approved details.

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. Materials

The materials to be used in the development are to be in accordance with those specified on the approval drawings and application form.

Reason: To ensure the appearance of the dwelling is satisfactory. Relevant policy – Core Strategy policies CP1 and CP3.

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. 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.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
5. 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:



Date: 30/01/25

REMEMBER - The earliest date for a decision on this application is: **28 January 2025**