

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 December 2024

Application Number: 242599

Location: 30 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH

Proposal: Householder application for the proposed erection of a single storey rear extension with skylight, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.

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 (SC173_P8), (SC173_P7 RevB), (SC173_P3 RevB), (SC173_P4 RevB), (SC173_P5 RevA), (SC173_P6 RevA), received by the local planning authority on 14/10/2024. 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.

3. External materials - Except where stated otherwise on the approved drawings and application form, 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 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.

4. Noise Assessment - Prior to the commencement of the development, a noise assessment shall be carried out and submitted to and approved in writing by the local planning authority to identify any mitigation measures required to ensure that the installation site and nearby properties amenity is not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider the standard in Wokingham policy CC06 on noise, which are in line with BS8223, and other appropriate guidance.

The assessment shall identify all sources of noise including plant or machinery and present a clear mitigation strategy.

Reason: To protect the occupiers of the nearby dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

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.

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.

Recommendation and conditions/reasons agreed:



Date: 12/12/24

REMEMBER - The earliest date for a decision on this application is: **5 November 2024**