

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 February 2026

Application Number: 252013

Location: Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA

Proposal: Householder application for the proposed erection of a single-storey outbuilding, alongside formation of additional hardstanding to accommodate up to five parking spaces, with associated alterations to boundary landscaping. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (Elevations), (Floor and Roof Plan) & (Location Plan (amended)), received by the local planning authority on 21/08/2025 & 15/12/2025. The development shall be retained 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 retained in accordance with the application form and associated details hereby approved.

2. The outbuilding hereby approved shall remain in incidental use to the main dwellinghouse and shall not be used for any commercial or non- residential purposes.

Reason: 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, TB08.

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:

HMM

Date: 5 February 2026

REMEMBER - The earliest date for a decision on this application is: **7 January 2026**