

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 January 2025

Application Number: 242946

Location: 6 Waring Close, Earley, Wokingham, RG6 4JE

Proposal: Application to vary condition 2 of planning consent 241864 for the Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation. Condition 2 refers to approved details and the variation is to allow amendments to the roof structure.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (24059.NQ.PP-09), (24059.NQ.PP-10), (24059.NQ.PP-05), (24059.NQ.PP-06), (24059.NQ.BC-07), (24059.NQ.PP-08), and received by the Local Planning Authority on 22/11/2024.

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. All other conditions of planning permission 241864 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 241864.

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. See above.

Reason: See above.

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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.

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.

2. 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: 28/01/25

REMEMBER - The earliest date for a decision on this application is: **24 December 2024**