

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 November 2025

Application Number: 252161

Location: 75 Chiltern Crescent, Earley, Wokingham, RG6 1AL

Proposal: Householder application for the proposed erection of a front porch extension alongside a first-floor side extension with associated side-facing fenestration, the erection of a part single-storey and part two-storey rear extension with associated rear facing fenestration and patio doors, and the erection of a rear facing dormer with Juliet balcony and three front-facing roof lights to facilitate a loft conversion.

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. This permission is in respect of the submitted application plans and drawings numbered ACCE-PL-100, ACCE-PL-201A, ACCE PL-202 and ACCE- PL-401A received by the local planning authority on 10/09/2025 and 30/10/2025. 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. Landscaping - The hedgerow shown on approved plan ACCE PL-100 A shall be planted in accordance with the approved details during the first planting season following substantial completion of the development hereby permitted.

If, within a period of five years from the date of planting, any part of the hedgerow is removed, uprooted, destroyed, or dies, it shall be replaced in the next planting season with plants of the same species and size as originally planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

4. 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.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

5. Obscure glazing - The first-floor windows in the south side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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: *MC*

Date: 17.11.2025

REMEMBER - The earliest date for a decision on this application is: **6 October 2025**