HOUSEHOLDER
DRAFT DECISION NOTICE

WOKINGHAM BOROUGH COUNCIL

Expiry Date: 15 November 2026

Application Number: 252605

Location: 6 Belmont Road, Crowthorne, Wokingham, RG45 6SB

Proposal: Householder application for the proposed erection of raised decking with associated railings to the rear of the dwelling (retrospective).

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 1025-01/104, 1025-01/101/A and 1025-01/103/A received by the local planning authority on 26/10/2025 and 04/11/2026. 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. The 1.8-metre-high trellis fence along the south-western shared boundary shall be permanently retained and maintained thereafter, in accordance with the approved drawing (1025-01/103/A).
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. 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.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Recommendation and conditions/reasons agreed: *MC*

Date: 05.11.2026

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

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.