

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 November 2024

Application Number: 241992

Location: 286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT

Proposal: Householder application for proposed erection of a balcony to the first floor at the rear, followed by an elevated patio to include steps to garden level, with an increase in the fence panels and two heat pumps to be added and additional feature wall. Followed by a new front fence and boundary gate. (Part-Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered Feature Wall B1334-04; Plans and Elevations B1334-02 & Compound Wall Plan and Elevation B1334-05 received by the local planning authority on 02/08/2024; Location Plan/Block Plan B1334-01 received on 22/10/2024; Level Difference and Privacy Screen B1334-03 received on 30/10/2024. 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.

2. Landscaping - Within three months of the date of this permission, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping (referred to as the 'approved details'), taken from P1334-04 A 08-12-2022 of planning application number 223114 adapted to suit the layout of 'proposed plans and elevations B1334-05 Jun 24' of application number 241992 which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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.

3. Privacy Screen - Within three months of the date of this permission, the existing privacy screen on the east side of the first floor balcony shall be removed, and replaced with the privacy screen as shown on approved plan B1334-03 received by the local planning authority on 30/10/2024. The privacy screen hereby permitted shall be installed and permanently retained in accordance with the approved details.

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

4. Boundary treatment - Within three months of the date of this permission, the timber mesh panels on the east side boundary as shown in approved plan B1334-03 shall be installed and permanently retained in accordance with the approved details.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy 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 Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 21 November 2024

REMEMBER - The earliest date for a decision on this application is: **31 August 2024**