

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 November 2025

Application Number: 252117

Location: 2 Manners Road, Woodley, Wokingham, RG5 3EA

Proposal: Householder application for the proposed erection of a single storey rear extension and part two storey, part single storey side extension.

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/labelled TQRQM25240155523543, TQRQM25149162159749, 'Existing Floor Plans and Elevations RevA', 'Existing Floor Plans and Elevations RevB' and 'Proposed Floor Plans and Elevations RevB' received by the local planning authority on 06/09/2025, 18/09/2025, 22/10/2025, 28/10/2025 and 10/11/2025. The development shall be carried out 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 carried out in accordance with the application form and associated details hereby approved.

3. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by 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 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.

3. The recommended maximum width for a dropped crossing by the Traffic Management (TM) team is 3.6m. Separate consent would be required from the TM team for a dropped crossing. The applicant would also have to liaise with the TM team to assess the suitability to relocate the existing disabled parking space.

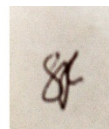
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Following request, a revised CIL form was submitted.

- Following request, a revised Location Plan was submitted. - Following request, a revised Application Form was submitted. - Following request, a revised proposed floor plan and front and rear elevation plans were submitted.

- Confirmation of the works proposed relating to the rear extension.

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: 12.11.25

REMEMBER - The earliest date for a decision on this application is: **13 October 2025**