

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 5 January 2026

**Application Number:** 252543

**Location:** 74 Church Road, Earley, Wokingham, RG6 1HU

**Proposal:** Householder application for the Proposed Replacement of Existing old Shed with New Shed including hardstanding (retrospective)

**Recommendation:** Approve

### **Conditions and/or Reasons**

1. Approved details - This permission is in respect of the submitted application plans and drawings labelled Location Plan, Site Plan, Elveations & Floor plan and Technical Drawings received by the local planning authority on 06/11/25, 24/11/25 & 26/11/25. 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. The materials to be used in the construction of the external surfaces of the shed hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority

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

3. The shed hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

*Reason: To prevent a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the neighbouring residential amenities, character of the area in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, TB07.*

### **Informatives**

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

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.

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.

*HMM*

Recommendation and conditions/reasons agreed:

Date: 11 December 2025

**REMEMBER** - The earliest date for a decision on this application is: **2 December 2025**