

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 July 2026

Application Number: 260970

Location: 5 Montague Close, Wokingham, RG40 5PF

Proposal: Householder application for the proposed re-levelling of the rear garden plus erection of boundary fencing and pergola structure (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 2916 001 P2 received by the local planning authority on 21st April 2026 and 001 received by the local planning authority on 26th June 2026. 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.

2. Landscaping

Planting shall be carried out in accordance with the Landscaping Plan numbered 001 in the first planting and seeding seasons after the determination date on this Decision Notice. Any plants, which within a period of 5 years from the date of the planting 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 (and TB06 for garden development).

Recommendation and conditions/reasons agreed:

Date: 30/06/26

REMEMBER - The earliest date for a decision on this application is: **21 May 2026**