

HOUSEHOLDER **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date:	15 April 2025
Application Number:	250286
Location:	4 Brompton Close, Earley, Wokingham, RG6 3XF
Proposal:	Householder application for the proposed erection of a single storey side extension to form a garage, a first floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding.
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 AS03124-BP01 REV C, AS03124-03 REV B, AS03124-04 REV B and AS03124-05 REV B received by the local planning authority on 6th February 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.

4. Outbuilding to Remain Ancillary to Main Dwelling

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Informatics

1. The outbuilding 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.

2. Tree Protection

To protect the roots and canopy of the trees at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected around the outer canopy of the trees as noted on block plan AS03124-BP01 REV C Nov 24. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the area designated as being fenced off i.e. between the fence and the trees or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in from Kilnsea Drive. I have suggested landscaping to mitigate to some degree, for the loss. The driveway will be partly in the rooting area of small trees. I feel it would be onerous to request a full BS5837:2012 in this instance, so I have suggested an informative and a tree retention condition. These precautions would help the application comply with policies such as CC03. CP3 and TB21.

Recommendation and conditions/reasons agreed:



Date: 08/04/25

REMEMBER - The earliest date for a decision on this application is: **11 March 2025**