

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 March 2025

Application Number: 243244

Location: 36 Pitts Lane, Earley, Wokingham, RG6 1BT

Proposal: Householder application for the proposed loft conversion to create habitable accommodation including insertion of additional roof lights, amendments to the gate and boundary fence plus installation of 3no. air conditioning units. (part-retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- PL-01 & PL-04 received by the local planning on 8 January 2025;
- PL-06R and PL-05R received by the local planning authority on 11 February 2025;

and the document titled 'Acoustic Consultancy Report' (ref: 33213/3/1/4, LCP, dated 20 March 2025) received on 24 March 2025.

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. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the approved plans and application form, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

3. Noise mitigations - The AC units hereby permitted shall operate and be maintained in accordance with Section 5 ('Noise Mitigation Option') of the approved Acoustic Consultancy Report dated 20/03/2025.

Reason: To protect the amenity of the area and to ensure than neighbouring premises are protected from noise nuisance and disturbance. Relevant policy: Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. 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:

- addressing concerns relating to neighbouring amenity and local character.

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.

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. 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.

Recommendation and conditions/reasons agreed:



Date: 27 March 2025

REMEMBER - The earliest date for a decision on this application is: **29 January 2025**