

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 26 September 2025

**Application Number:** 251823

**Location:** 44 Bearwood Road, Barkham, Wokingham, RG41 4SY

**Proposal:** Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey side/rear extension, first floor side/rear extension, modification of the roof along with changes to fenestration to include a Juliet balcony to rear elevation.

**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 2510-P100, 2510-P101, 2510-P102 Rev P2, 2510-P103, 2510-P104 & 2510-P105 received by the local planning authority on 30/07/25 & 24/09/25. 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.*

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, 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. Obscure glazing - The first floor bathroom window in the front elevation and the first floor ensuite window in the rear elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

### **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.
4. 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: 24 September 2025

**REMEMBER** - The earliest date for a decision on this application is: **27 August 2025**