

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 May 2025

Application Number: 250468

Location: 8 Butts Hill Road, Woodley, Wokingham, RG5 4NH

Proposal: Householder application for the proposed erection of an outbuilding with gabled roof, including roof lights to facilitate loft storage (part-retrospective).

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 1405/2/b and 1405/3/a received by the local planning authority on 14/04/2025. 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. The rooflights in the development hereby permitted shall be permanently obscure-glazed and fixed closed at all times.

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

5. Ancillary accommodation

The use of the outbuilding hereby permitted shall only be used for ancillary residential accommodation linked to the main dwelling house and at no point shall be occupied, used, rented, sold or let as a self contained independent dwelling.

Reason: To ensure the building remains an ancillary building to the main dwellinghouse.

Recommendation and conditions/reasons agreed: *MC*

Date: 23.05.2025

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**