

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 January 2026

Application Number: 252942

Location: 137 London Road, Twyford, Wokingham, RG10 9HA

Proposal: Application to vary condition 2 of planning consent 250295 for the proposed single-storey front extension, single-storey rear extension, and roof alterations to include hip to gable extensions, one front dormer, one rear dormer and removal of the existing chimney to facilitate a loft conversion. The proposed installation of one air source heat pump and changes to fenestration. Condition 2 refers to approved details. Variation is to allow changes to front dormer, height of front extension and changes to fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and drawings numbered 24060.NQ.PP-01, 24060.NQ.PP-01A, 24060.NQ.PP-02, 24060.NQ.PP-03, 24060.NQ.PP-05B, 24060.NQ.PP-06C and 24060.NQ.PP-07C received by the local planning authority on 07/02/2025, 12/02/2025, 03/04/2025, 16/04/2025, 01/12/2025, 03/12/2025 and 10/12/2025. 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.

All other conditions of planning permission 250295 apply to this planning permission, viz:

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).

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.

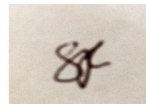
Informatives

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:

- A Location plan was submitted following request.
- A covering letter was submitted following request.
- A Site plan was submitted following request.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 22.1.26

REMEMBER - The earliest date for a decision on this application is: **24 December 2025**