

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 6 August 2025

**Application Number:** 251403

**Location:** 79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG

**Proposal:** Householder application for the proposed erection of single storey rear extension.

**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 WA79:201, WA79:202 & WA79-205 received by the local planning authority on 11/06/2025. 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.*

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified on the application form/approved plans unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

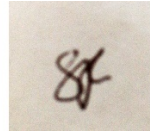
*Reason: To ensure that the external appearance of the building is satisfactory.*  
*Relevant policy: Core Strategy policies CP1 and CP3.*

### **Informatives**

1. 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.

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.

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be the letters 'SF' in a stylized, cursive font.

Recommendation and conditions/reasons agreed:

Date: 24.7.25

**REMEMBER** - The earliest date for a decision on this application is: **3 July 2025**