

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 May 2025
Application Number: 250578
Location: 31 Skylark Way, Shinfield, Wokingham, RG2 9AD
Proposal: Householder application for proposed erection of a rear conservatory.
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:

Proposed Front Elevation
Proposed Rear Elevation
Proposed Left side Elevation
Proposed Right side Elevation
Proposed Floor Plan
Site Location Plan
Block/Site Plan
Parking Plan
Proposed Base Plan

Received by the local planning authority on 12th and 18th 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.

3. Materials - The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010)

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.

Recommendation and conditions/reasons agreed:



Date: 22/04/25

REMEMBER - The earliest date for a decision on this application is: **8 April 2025**