

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



Expiry Date: 16 June 2026

Application Number: 260947

Location: 467 Reading Road, Winnersh, Wokingham, RG41 5HX

Proposal: Application to vary conditions 2 and 3 of planning consent 251898 for the proposed erection of single-storey front extension, first-floor side extension, two-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to fenestration. Condition 2 refers to approved details, including changes to fenestration, changes to roof over the porch and side dormer. Condition 3 refers to external materials.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of plans and drawings numbered RR-01, RR-04 and RR-05 submitted under planning application reference 251898 and received by the local planning authority on 6th August 2025. This permission is also in respect of plans and drawings numbered RR-01 and RR-03 submitted under planning application reference 260947 and received by the local planning authority on 21st April 2026 and RR- 02R received by the local planning authority on 12th June 2026. 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.

Condition 3 now reads:

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, except for the following:

- The dormer extension, gable details to the front door roof and first floor walk out Juliet Balcony will have woodgrain composite cladding in dark grey.
- The external walls will be otherwise woodgrain cladding in light grey and off-white render to match existing.

- The single storey pitch roof to the front elevation will be grey slate roof tiles and the main roof will be grey concrete tiles.

All other conditions of planning permission 251898 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 the original permission 251898.

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. The extensions and alterations hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

Recommendation and conditions/reasons agreed:



Date: 16/06/26

REMEMBER - The earliest date for a decision on this application is: **13 May 2026**