

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 14 August 2026

Application Number: 261092

Location: Bluehill, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS

Proposal: Householder application for the erection of a boundary wall with pillars plus the addition of pedestrian and vehicular entrance gates (part retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings named Revised Proposed Site Plan received by the local planning authority on 29th July 2026 and Revised Proposed Elevations Plan on 8th August 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.

2. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing named Revised Proposed Elevations Plan. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

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.

Recommendation and conditions/reasons agreed:



Date: 14/08/26

REMEMBER - The earliest date for a decision on this application is: **16 June 2026**