

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 February 2026

Application Number: 252631

Location: 58 Hilltop Road, Earley, Wokingham, RG6 1DA

Proposal: Householder application for the proposed single storey front, side and rear extensions, and proposed first floor front, side and rear extensions, plus the conversion of the garage for habitable accommodation.

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:

- P1677-01 Rev.A (received 14/01/2026)
- P1677-02 Rev.A (received 14/01/2026)

The development shall be carried out in accordance with the approved details.

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 development hereby permitted shall be as specified on the approved plans/application form 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.

4. Obscure glazing

The 'bedroom 4' window in the south-eastern elevation and the ensuite/bath windows in the north-western elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Parking to be provided

The development hereby permitted shall not be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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.

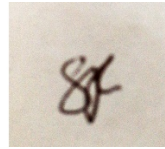
2. This application has been assessed as an extension to an existing dwelling whereby a significant proportion of the dwelling's internal and external walls are proposed to be retained. This decision does not give approval for demolition of the existing dwelling which would require a separate planning permission. Should the property be demolished and rebuilt such works would also trigger the requirement for financial contributions under the Community Infrastructure Level (CIL) to be paid by the applicant for which no self-build relief will be applicable. For more information refer to the Council's website and the relevant CIL pages.

3. 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:

- amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity;

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:



Date: 12.2.26

REMEMBER - The earliest date for a decision on this application is: **2 February 2026**