

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 December 2025

Application Number: 252618

Location: 166 Nightingale Road, Woodley, Wokingham, RG5 3LZ

Proposal: Householder application for the proposed erection of a two storey side rear extension, hardstanding to the front elevation plus roof lights.

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:

010 - Propopsed Plans and Elevations

011 - Proposed Block Plan

Received by the local planning authority on 12 December 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. The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy.

4. Permeable Materials for Parking Space - The paving to the front garden to create the extra parking space will need to be constructed using permeable paving.

Reason: In the interests of Policy CC03 and promotion of permeability between and within public rights of way.

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: 16/12/25

REMEMBER - The earliest date for a decision on this application is: **24 November 2025**