

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 July 2026

Application Number: 261179

Location: 108 Reading Road, Woodley, Wokingham, RG5 3AD

Proposal: Application to vary Condition 2 (Approved Details) of planning permission 251184 for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration. The variation seeks to allow revised approved plans including alterations to the rear dormer, amendments to fenestration, revisions to the rear balcony, alterations to the dormer roof form and associated material changes.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved Details

This permission is in respect of the submitted plans and drawings under planning application reference 251184 numbered PL/A679/03 and PL/A679/05 Rev A received by the local planning authority on 19th May 2025, PL/A679/04 Rev B received by the local planning authority on 5th August 2025 and PL/A679/06 received by the local planning authority on 4th August 2025. This permission is also in respect of plans and drawings numbered PL/A679/10, PL/A679/11 and PL/A679/12 received by the local planning authority on 14th May 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 5 now reads:

Privacy Screens

Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 14th May 2026 and numbered PL/A679/11 and shall be retained permanently in the approved form for the lifetime of the development.

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

All other conditions of planning permission 251184 apply to this planning permission, viz:

1. Timescale - Condition removed as works have already commenced.

Reason: .

2. See above.

Reason: See above.

3. 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 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 first floor windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

5. See above.

Reason: See above.

Informatives

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed:



Date: 13/07/26

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