

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2026

Application Number: 261578

Location: 35 Woodwaye, Woodley, Wokingham, RG5 3HB

Proposal: Householder application for the proposed insertion of dormers and roof lights to facilitate conversion of loft to create 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 2627037/1, 2627037/4 and 2627037/5 received by the local planning authority on 6th July 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.

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 otherwise agreed in writing by 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. Obscured Glazing

The ensuite window in the east-facing dormer shall be obscure-glazed and non-opening below 1.7 metres above finished floor level, and the remaining windows have their lowest glazed parts at least 1.7 metres above finished floor level. The windows shall thereafter be retained in that form.

Reason: To protect the privacy of neighbouring occupiers, in accordance with Core Strategy Policy CP3.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 08/10/26

REMEMBER - The earliest date for a decision on this application is: **30 September 2026**