



HOUSEHOLDER **DRAFT DECISION NOTICE**

Expiry Date: 27 August 2025

Application Number: 251507

Location: 82 Wargrave Road, Twyford, Wokingham, RG10 9PJ

Proposal: Householder application for the proposed erection of a single storey rear and side extensions along with changes to fenestration following demolition of existing conservatory.

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:

25.104 PL.1200 Rev A - Location Plan

25.104 PL.1210 Rev A - Proposed Block Plan

25.104 PL.1310 Rev A - Proposed Ground Floor Plan

25.104 PL.1311 Rev A - Proposed First Floor Plan

25.104 PL.1312 Rev A - Proposed Roof Plan

25.104 PL.1510 Rev A - Proposed Elevations

25.104 PL.1511 Rev A - Proposed Elevations

received by the local planning authority on the 3 July 2025. 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. The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010).

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 30 July 2025

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