

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 October 2025
Application Number: 251754
Location: 3 Copse Mead, Woodley, RG5 4RP
Proposal: Householder application for proposed erection of a raised patio and fencing (part-retrospective).
Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 617 90-00 Revision A (received 27/08/2025)

- 617 02-10 (received 27/08/2025)

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.

2. The boundary treatments adjacent to the patio hereby approved (as indicated by the green dashed lines on plan number 617 90-00 Revision A) must remain at a minimum height of 2.1 metres for the entirety of the patio's lifespan on site.

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

Informatives

1. 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: 18.9.25

REMEMBER - The earliest date for a decision on this application is: **17 September 2025**