

HOUSEHOLDER **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date:	17 March 2025
Application Number:	250110
Location:	58 Copse Drive, Wokingham, RG41 1LX
Proposal:	Householder application for the proposed conversion of existing detached garage into habitable accommodation along with changes to fenestration.
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 A-1000, A-1005, A-1010, A- 1020, A-1100, A-1110, A-1120 received by the local planning authority on 20/01/2025. 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. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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. The use of the outbuilding hereby permitted shall only be used for ancillary residential accommodation linked to the main dwellinghouse and at no point shall be occupied, used, rented, sold or let as a self contained independent dwelling.

Reason: to ensure the building remains an ancillary building to the main dwellinghouse.

Informatics

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.
3. The garage hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Recommendation and conditions/reasons agreed: *MC*

Date: 21.02.2025

REMEMBER - The earliest date for a decision on this application is: **11 February 2025**