

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 October 2024

Application Number: 241833

Location: 10 Thorney Close, Earley, Wokingham, RG6 3AF

Proposal: Full application for the erection of a single storey rear extension and the change of use to a mixed use of residential and commercial, consisting of the use of the rear extension for dance lessons, plus conversion of the garage to habitable accommodation and changes to fenestration. (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 'Noise Impact Assessment - Summary Report'

(JG Acoustics, document reference: THOR-001A-V001, dated 23rd August 2024), P1034-01, P1030-02, P1034-02 and P1034-05 received by the local planning authority on 27/08/2024. 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.

2. The dance classes hereby permitted shall not operate other than between the hours of: Tuesdays – 09:30-10:30, 10:45-11:45 and 19:00- 20:00, Thursdays – 17:00-18:00 and 18:15-19:15, Fridays – 09:30- 10:30.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. The use shall only operate between the hours of Tuesdays – 09:30- 20:00. Thursdays – 17:00-19:15 and Fridays – 09:30-10:30 and not on National or Bank Holidays. Attendees must not arrive on site more than 5 minutes before the start of the class and must leave the site within 10 minutes of the class ending.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. The number of attendees of the dance lessons hereby permitted shall not exceed more than 4 per class.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

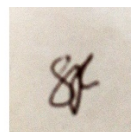
Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- The correct fee.
- Amended application form.
- Amended Location and Site plans.
- Pre existing plans requested and submitted.
- A Planning Statement requested and submitted.
- Noise Assessment requested and submitted.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 17.10.23

REMEMBER - The earliest date for a decision on this application is: **17 September 2024**