

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 November 2025

Application Number: 252132

Location: Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH

Proposal: Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.

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:

DPM 4022 / 01 - Site Location Plan

DPM 4022 / 03 Rev A - Proposed Site Plan

DPM 4022 / 04 Rev A - Carport Setting Out

DPM 4022 / 05 Rev A - Proposed Car Port Elevations

DPM 4022 / 06 Rev A - Car Parking Provision

P17964A-01 - Quote P17964A-01 Treated Roof Layout

5061 - Base Plan

Received by the local planning authority on 3rd October 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.

3. Materials

The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

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

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.

2. 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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the recommendation text.

Date: 31/10/2025

REMEMBER - The earliest date for a decision on this application is: **6 October 2025**