

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 13 October 2025

Application Number: 251976

Location: Satis, Green Drive, Wokingham, Wokingham, RG40 2HT

Proposal: Householder application for the proposed erection of a detached garage with first floor storage area.

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 D3135-01 received by the local planning authority on 18/08/2025. 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.

3. External materials - The materials to be used in the construction of the external surfaces of the building hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the GCN Precautionary Method of Works detailed within the supporting document: Ecological Appraisal (Ostara Ecological Services, dated 21 June 2023).

Reason: To minimise the impacts of development on biodiversity, in

accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

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: *MC*

Date: 15.09.2025

REMEMBER - The earliest date for a decision on this application is: **10 September 2025**