

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 June 2026

Application Number: 260775

Location: 1 Henley Wood Road, Earley, Wokingham, RG6 7EE

Proposal: Householder application for the proposed erection of a front porch extension, erection of a single-storey side extension including extension of the existing garage, erection of a single-storey rear extension, installation of rooflights, and associated alterations 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 PL-10, PL-11C, PL-12A & PL-13 received by the local planning authority on 30/03/26 & 15/04/26. 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 - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of 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. The development hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwelling.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, CP11 and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

Informatives

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. 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.

4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

5. In order to safeguard the tree from damage during construction, temporary fencing shall be erected along the driveway area around the tree/planting area in the front garden and remain in place during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken between the fence and the tree. Instead, the front driveway should be used as

the staging area for construction works.

Recommendation and conditions/reasons agreed:



Date: 10 June 2026

REMEMBER - The earliest date for a decision on this application is: **14 May 2026**