



HOUSEHOLDER **DRAFT DECISION NOTICE**

Expiry Date: 27 June 2025

Application Number: 251039

Location: 35 Hurst Road, Twyford, Wokingham, RG10 0AQ

Proposal: Householder application for the proposed single storey rear extension, conversion of the existing garage and replacement roof.

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:

2501 01 - Location & Site Plan

2501 05 - Proposed Plans

2501 06 - Proposed Elevations

2501 04 Rev A - Proposed Site Plan

received by the local planning authority on the 30 April 2025 and the 9 June 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. The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010).

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.

Recommendation and conditions/reasons agreed:



Date: 12/06/25

REMEMBER - The earliest date for a decision on this application is: **25 May 2025**