

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 January 2025

Application Number: 243076

Location: 39 Banbury Close, Wokingham, RG41 2YT

Proposal: Householder application for the proposed conversion of the garage to habitable accommodation plus associated change 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

24113.PP - 06 - Proposed First Floor Plan

24113.PP - 07 - Proposed Second Floor Plan

24113.PP - 08 - Proposed Elevations

24113.PP - 10 - Block Plan

24113.PP - 05 - Proposed Ground Floor Plans

24113.PP - 09 - Location Plan

received by the local planning authority on 5 December and 6 Decemeber 2024.

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 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: 22/01/25

REMEMBER - The earliest date for a decision on this application is: **29 December 2024**