

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 14 September 2026

Application Number: 261414

Location: 28 Milton Road, Earley, Wokingham, RG6 1EL

Proposal: Householder application for the proposed two storey side extension, single storey rear extension, 2 no. rear dormers to facilitate loft conversion, garage conversion and changes to fenestration to include 1 no. Juliet balcony (part retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (2026-03-PA-08 Proposed First Floor Plan), (2026-03-PA-07 Proposed Ground Floor Plan), (2026-03-PA-04 Existing Roof Plan), (2026-03-PA-02 Proposed Block Plan), (2026-03-PA-06 Existing Side Elevations), (2026-03-PA-15 As Built Front and Rear Views), (2026-03-PA-14 Proposed Rear Views), (2026-03-PA-11 Proposed Front and Rear Elevations), (2026-03-PA-10 Proposed Roof Plan), (2026-03-PA-01 Location Plan), (2024-05-PA-05 Existing Front and Rear Elevations), (2026-03-PA-12 Proposed Side Elevations), (2026-03-PA-17 Proposed Parking Plan), (2026-03-PA-09 Proposed Loft Plan), (2026-03-PA-16 Existing and As Built Views), (2026-03-PA-13 Proposed Front Views), (2026-03-PA-03 Existing Floor Plans) received by the local planning authority on 16/06/26. 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.

2. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Informatives:

1. 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.

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.

BJC

Recommendation and conditions/reasons agreed:

Date: 11.09.26

REMEMBER - The earliest date for a decision on this application is: **8 July 2026**