

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 March 2026

Application Number: 253146

Location: 13 Bearwood Road, Barkham, Wokingham, RG41 4TB

Proposal: Householder application for the proposed erection of a first floor rear extension alongside changes 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:

004 Rev. B - Proposed Elevations

003 Rev. A - Proposed Floor Plans

005 - Site & Location Plans

Received by the local planning authority on 23/12/2025. 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. The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

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

4. Obscure glazing - The left side window on the first-floor elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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.

2. 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.

Recommendation and conditions/reasons agreed:



Date: 27/02/26

REMEMBER - The earliest date for a decision on this application is: **28 January 2026**