

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 March 2026

Application Number: 260172

Location: 365 Wokingham Road, Earley, Wokingham, RG6 7EH

Proposal: Householder application for proposed erection of 1no. rear dormer and 2no. front dormers with a velux roof light to facilitate loft conversion (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered P1671-01 and P1648-03 received by the local planning authority on 23rd January 2026. 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

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 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 31.03.2026

REMEMBER - The earliest date for a decision on this application is: **16 February 2026**