

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 July 2026

Application Number: 261089

Location: 31 Fawn Drive, Three Mile Cross, Wokingham, RG7 1WN

Proposal: Householder application for the proposed garage conversion to habitable accommodation plus the installation of a rooflight and 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 11A, 13 received by the local planning authority on 06/05/2026 and 24/06/2026. 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. 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. The garage conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Recommendation and conditions/reasons agreed:

HMM

Date: 24 June 2026

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