

PN CLASS AA RESI STOREYS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 June 2025

Application Number: 250955

Location: 1 Sellafield Way, Earley, Wokingham, RG6 3BT

Proposal: Prior approval submission for the erection of an additional storey to create first floor habitable accommodation with a maximum height of 6.8m.

Recommendation: Prior Approval not required

Conditions

1. The development must be completed within a period of 3 years starting with the date prior approval is granted.

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 SW01:001, SW01:002 & SW01:003 Rev P1 received by the local planning authority on 17/04/25 & 30/04/25. 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 - 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 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.

4. Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

Reason: To protect the amenity of neighbouring residents and the local environment during the construction phase to ensure that noise, dust, vibration, and traffic associated with construction are appropriately managed and do not result in unacceptable impacts on surrounding occupiers. Relevant policy: Core Strategy policies CP1 and CP3.

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: 20 June 2025

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**