

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 7 October 2025

Application Number: 251797

Location: 10 Pigott Road, Wokingham, RG40 1PY

Proposal: Application to vary conditions 1 and 2 of planning consent 242165 for the proposed erection of single storey rear extension, first floor side extension over garage and part conversion of existing garage and front extension to provide habitable accommodation (Part Retrospective). Condition 1 refers to the approved details and condition 2 to external materials, and the variation is to amend fenestration and alter the proposed materials.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details

This permission is in respect of the submitted application plans and drawings numbered (MA218-003 F) received by the local planning authority on 12/08/2025. 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.

Condition 3 now reads:

External Materials

The proposed weatherboarding shall be implemented as shown on the approved plans. All other 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.

All other conditions of planning permission 242165 apply to this planning permission, viz:

1. See above.

Reason: See above.

2. See above.

Reason: See above.

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. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 26 September 2025

REMEMBER - The earliest date for a decision on this application is: **3 September 2025**