

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 February 2025

Application Number: 242764

Location: Walden Acres, Wokingham Road, Hurst, Wokingham, RG10 0RU

Proposal: Householder application for the proposed single storey rear extension.

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 titled plans, elevations & location plan - Sheet 2 REV B received by the local planning authority on 04/11/2024. 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. GCN Mitigation Measures - The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the great crested newts mitigation measures outlined within the supporting reasonable avoidance measures (RAM) strategy (Dr.Jonty Denton) unless otherwise approved in writing by the Council.

Reason: To ensure that great crested newts, a protected species, are not adversely affected by the proposals

Recommendation and conditions/reasons agreed: *MC*

Date: 31.01.2025

REMEMBER - The earliest date for a decision on this application is: **25 November 2024**