

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



Expiry Date: 23 September 2024

Application Number: 241869

Location: 2 Somerset Close, Wokingham, RG41 3AJ

Proposal: Application to vary condition 2 of planning consent 223740 for the proposed erection of two storey rear extension following demolition of existing conservatory and part conversion of existing garage to create habitable accommodation. Plus changes to fenestration. Condition 2 refers to the approved details and the variation is to modify dimensions and fenestration and make external changes to the north elevation. (part-retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 1 removed as this application is part-retrospective.

Condition 2 amended as follows:

2. Approved details – This permission is in respect of the submitted application plans and drawings P1; P3; P4; P5; P6 & P7 all dated 21/07/2024, received by the local planning authority on 29/07/2024. 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 approve.

All other conditions of planning permission 223740 apply to this planning permission, viz:

1. See above

Reason: See above

2. See above

Reason: See above

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 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.
3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.



Recommendation and conditions/reasons agreed:

Date: 18 September 2024

REMEMBER - The earliest date for a decision on this application is: **21 August 2024**