

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2025

Application Number: 251264

Location: The Birches, Castle Road, Farley Hill, Wokingham, RG7 1UL

Proposal: Householder application for proposed erection of porch canopy roof, changes to fenestration and conversion of first floor of existing detached garage to habitable accommodation.

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 609 010, 609 020A and 609 021A received by the local planning authority on 27/05/2025 and plans and drawings numbered 609 032, 609 031 and 609 030B received by the local planning authority on 12/06/2025. 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.

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 otherwise agreed in writing by 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. The converted garage space hereby permitted shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as a separate dwelling.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway

safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

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. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

BJC

Recommendation and conditions/reasons agreed:

Date: 06.08.25

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