

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



**Expiry Date:** 11 August 2025

**Application Number:** 251432

**Location:** 4 Morres Grove, Wokingham, RG40 5BH

**Proposal:** Application to vary condition 2 of planning consent 250388 for the proposed single storey rear extension. Plus, the installation of one roof light and changes to fenestration. Condition 2 refers to the approved details, and the variation is to move the rear wall of the extension and change fenestration.

**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 A1/443/03 Rev A, A1/443/04 Rev A and A4/443/11 received by the local planning authority on 6th August 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**

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 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.*

Recommendation and conditions/reasons agreed: 

Date: 6 August 2025

**REMEMBER** - The earliest date for a decision on this application is: **8 July 2025**