

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 6 August 2025

Application Number: 251396

Location: 60 Ryhill Way, Earley, Wokingham, RG6 4AZ

Proposal: Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new 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 titled (Location Plan), (Site & Block Plans), (Existing & Proposed Floor Plans) & (Existing & Proposed Elevations), received by the local planning authority on 11/06/2025. 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 development hereby permitted shall be in accordance with the application form, 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.

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.

3. The Council are aware of the significant number of concerns raised by neighbouring residents regarding the potential use of the dwelling as a HMO and/or place of care. Following an investigation into this matter, the Council are satisfied that no material change of use has occurred, however, the applicant should be aware that any increase in permanent residents at the site beyond four will likely require separate planning permission.



Recommendation and conditions/reasons agreed:

Date: 28 July 2025

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