

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 October 2024

Application Number: 242289

Location: 3 Northbury Avenue, Ruscombe, Wokingham, RG10 9LH

Proposal: Householder application to raise height of existing converted garage roof and new side window and rear door (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings titled:

- Proposed GF Plan
- Proposed Roof Plan
- Proposed Elevations

received by the local planning authority on 05/09/2024. 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.

2. External materials - The materials to be used in the construction of the development hereby permitted shall be as specified on the approved drawings/application form.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.10.2024

REMEMBER - The earliest date for a decision on this application is: **27 September 2024**