

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 January 2025

Application Number: 242431

Location: Flats A, B, C and D, 27 Wargrave Road, Twyford, Wokingham, RG10 9PB

Proposal: Full application for the proposed replacement of existing sash and casement windows with double glazed timber sash and casement windows to match existing, plus like for like replacement of existing timber external doors.

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 (1), (3), (4), (5), received by the local planning authority on 24/09/2024 & 09/10/2024. 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.

3. Notwithstanding the details submitted, the hereby approved replacement windows and exterior doors shall be made in timber, with a painted finish to match the existing windows and exterior doors in their form and finish, unless otherwise agreed in writing by the local planning authority, prior to the works being undertaken.

Reason: In order to safeguard the character and appearance of the conservation area: Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment).

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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 20/01/25

REMEMBER - The earliest date for a decision on this application is: **12 December 2024**