

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 July 2025

Application Number: 250563

Location: 2 Larch Avenue, Wokingham, RG41 1EJ

Proposal: (part retrospective) Householder application for the proposed erection of boundary walls and gates.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1210/40B, 1210/41 and 1210/42A received by the local planning authority on 11/03/2025, 15/04/2025 and 22/05/2025. 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.

2. 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.

Informatives

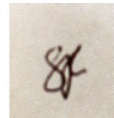
1. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A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

2. This permission does not approve the curtilage of the dwellinghouse being altered from the original curtilage when the dwellinghouse was built.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- A revised application form was submitted with a signed Certificate D.
- A revised Location and Site plan submitted following request.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Recommendation and conditions/reasons agreed:

Date: 15.7.25

REMEMBER - The earliest date for a decision on this application is: **27 June 2025**