

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 25 November 2024

**Application Number:** 242412

**Location:** 29 Skelmerdale Way, Earley, Wokingham, RG6 7YB

**Proposal:** Householder application for the proposed conversion of the existing attached garage into habitable accommodation along with changes to 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:

- Site Plan (received 22/09/2024)
- Front Elevation - Proposed (received 22/09/2024)
- Floor Plan - Proposed (received 30/09/2024)

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.*

3. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted are to be as specified on the approved drawings/application form unless other minor variations are agreed in writing after the date of this permission and before implementation with 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 24.10.2024

**REMEMBER** - The earliest date for a decision on this application is: **21 October 2024**