

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 June 2026

Application Number: 260889

Location: 35 Egremont Drive, Earley, Wokingham, RG6 3BS

Proposal: Householder application for the proposed erection of a part single- storey, part two-storey side extension, with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations 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 numbered ED-01 received by the local planning authority on 14th April 2026 and ED-04R and ED-05R received by the local planning authority on 28th May 2026. 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

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.

Recommendation and conditions/reasons agreed:

Date: 05/06/26

REMEMBER - The earliest date for a decision on this application is: **12 May 2026**