

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 30 January 2026

Application Number: 252966

Location: 84 Hilmanton, Earley, Wokingham, RG6 4HN

Proposal: Application to remove condition 3 of planning consent 251867 for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space (Part Retrospective). Condition 3 relates to obscured glazing of roof windows in the rear elevation, and the application is to remove this requirement.

Recommendation: Refused

Reasons

1. The requirement for obscure glazing remains reasonable and necessary to protect the privacy of no. 86 Hilmanton. The circumstances of the surrounding environment have not changed since the original permission was granted, and the rear facing rooflights continue to sit at a relatively low height above finished floor level with limited separation from the neighbouring flank wall. The proposed removal of Condition 3 would allow clear glazing in a situation where direct overlooking could occur. Therefore, the proposal would be contrary to Policies CP1 and CP3 of the Core Strategy, section 12 of the NPPF 2024, and the guidance set out in section 4 of the Borough Design Guide SPD.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 23.01.2026

REMEMBER - The earliest date for a decision on this application is: **31 December 2025**