

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 March 2026
Application Number: 252904
Location: 53 Dunbar Drive, Woodley, Wokingham, RG5 4HA
Proposal: (Retrospective) Householder application for the proposed rear porch.
Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered 01 and 02 received by the local planning authority on 26/11/26. 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.

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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:

HMM

Date: 5 March 2026

REMEMBER - The earliest date for a decision on this application is: **15 January 2026**