

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



Expiry Date: 19 June 2025

Application Number: 250843

Location: 23 Simons Lane, Wokingham, RG41 3HG

Proposal: Application to vary conditions 2 and 6 of planning consent 240368 for the proposed single storey front extension, raising of the roof to create first floor accommodation with 6No dormers, along with changes to fenestration and two additional roof lights. Condition 2 refers to the approved details and condition 6 to the external materials, and the variation is to change external materials and increase the flat roof height to the side.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and drawings numbered 001, 002, 003/A, 004/A, 005/A, 'Bat Scoping Survey' (dated 20 November 2023) and 'Newt Avoidance Statement' received by the local planning authority on 09/02/2024, 26/02/2024 and 24/04/2025. 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.

All other conditions of planning permission 240368 apply to this planning permission, viz:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (240368). Reason: In pursuance of s.91 of the Town and Country Planning Act (2004).

3. Before the development hereby permitted is commenced, a Tree Protection Plan showing an area of the front lawn to be fenced off to prohibit storage of construction materials within the root protection areas of TPO Beech tree (0818/1996-T2) and the unprotected Birch tree(on shared boundary with no.21 Simons Lane) shall be submitted to and approved in writing by the local planning authority. The provision shall be maintained as so-approved until completion of the development. Reason: To protect the level of amenity afforded by trees. Relevant policy: Managing Development Delivery Local Plan policies CC03.

4. Garage to be retained as such Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space. Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highways safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

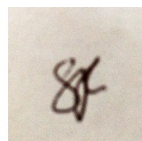
5. The two first-floor windows in the northeastern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained. Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

6. 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 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:

Date: 11.6.25

REMEMBER - The earliest date for a decision on this application is: **21 May 2025**