

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 April 2026

Application Number: 260374

Location: 23 Reading Road, Woodley, Wokingham, RG5 3DA

Proposal: Householder application for the proposed erection of part two storey part single storey rear extension and single storey side extension.

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).

Approved details - This permission is in respect of the submitted application plans and drawings numbered:

REV – A: 1034/Ex/02 - Existing Location & Site Plan

REV – A: 1034/PL/03 - Proposed Elevations

REV – A: 1034/PL/01 - Proposed Ground Floor Plan

REV – B: 1034/PL/02 - Proposed First Floor Plan & Roof Plan

Received by the local planning authority on 15/04/2026. 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. The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy.

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.

2. 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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 17/04/26

REMEMBER - The earliest date for a decision on this application is: **16 March 2026**