

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 13 July 2026

**Application Number:** 260008

**Location:** 42 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ

**Proposal:** Householder application for the proposed erection of a two-storey rear extension and the formation of four dormer roof extensions to the east- and west-facing roof slopes of the dwelling, insertion of rooflight with associated external alterations.

**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 Proposed Roof Plan, Proposed Ground Floor Plan, Existing Ground Floor Plan, Proposed First Floor Plan, Existing First Floor Plan, Proposed West Elevation, Existing West Elevation, Proposed South Elevation, Existing South Elevation, Proposed North Elevation, Existing North Elevation, Proposed East Elevation, Existing East Elevation, Block Plan & Location Plan received by the local planning authority on 04/01/26, 09/06/26 & 08/07/26. 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.*

3. 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.*

4. Obscure glazing - All first floor windows in the east 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.*

### **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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

Amended plans being submitted by the applicant which are to scale

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require

a fresh planning application if the changes differ materially from the

approved details. Non-material changes may be formalised by way of an

application under s.96A Town and Country Planning Act 1990.

4. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Recommendation and conditions/reasons agreed:

*JMM*

Date: 8 July 2026

**REMEMBER** - The earliest date for a decision on this application is: **2 July 2026**