

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 February 2025

Application Number: 243074

Location: 1-7, Gelder Close, Earley, Wokingham, RG6 3US

Proposal: Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu.

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:

- Location and Block Plan PR/10537 (received 05/12/2024)
- Proposed Layout and Elevations PR/10537 Rev.A (received 07/01/2025) - Proposed Window and Door Schedule PR-10537 Rev.A (received 05/12/2024)
- Eurologik Product Specification - Residential doors (received 05/12/2024)
- Eurologik Product Specification - French doors (received 05/12/2024) - Eurologik Product Specification - Casement Windows (received 05/12/2024)

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.

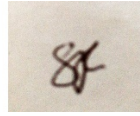
3. Obscure glazing - The first floor side windows (referred to as W4 in the approved plans) in the western and eastern elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are 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 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: 5.2.25

REMEMBER - The earliest date for a decision on this application is: **28 January 2025**