

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 March 2026

Application Number: 260166

Location: 31 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW

Proposal: Householder application for the proposed raising of the roof and insertion of rooflights to create additional first floor accommodation, erection of a two storey front/side extension, removal of the existing chimney, front dormer and existing side porch, plus installation of a new porch canopy roof and changes to fenestration, landscaping and boundary treatments.

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 (A100b Location and Block Plan), (A120b Proposed Ground Floor Plan), (A121b Proposed First Floor Plan), (A122b Proposed Roof Plan), (6137 Sheet 1 Site Layout), (6137 Sheet 3 Existing First Floor Roof Plan), (6137 Sheet 4 Existing Elevations), (6137 Sheet 5 Existing SE Elevation, Section A-A and Section B-B), (6137 Sheet 2 Existing Ground Floor Plan), (A119b Proposed Site Plan), (A200b Proposed Elevations) received by the local planning authority on 23/01/26 and 26/01/26. 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.

3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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.

4. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. 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.

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: *MC*

Date: 20.03.2026

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