

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 October 2024

Application Number: 242041

Location: 32 Kennedy Place, Wokingham, Wokingham, RG40 1LG

Proposal: Householder application for the increase of existing patio area, change in levels and erection of pergola and gazebo. (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered A4/414/10A, A1/414/02, A1/414/01, A4/414/OS1 and A4/414/20 received by the local planning authority on 08/08/2024 and 19/09/2024. 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.

2. Within four months of the date of this permission, the boundary fencing along the south side of the application site, as shown on plan number A4/414/20, including the additional 0.5-metre trellis topper, shall be constructed of timber and installed across the length of this fence line. This fencing must be maintained for the lifetime of the development, 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

3. The vegetative screening shown on the approved plan titled A4/414/10A shall be maintained to provide visual screening and shall not be felled, lopped, topped or removed. Any plants included in this plan that, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which help 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.

2. 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: *MC*

Date: 20.09.2024

REMEMBER - The earliest date for a decision on this application is: **7 September 2024**