

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 December 2025

Application Number: 252473

Location: 18 St Michaels Court, Twyford, Wokingham, RG10 9UF

Proposal: Householder application for the proposed erection of a single-storey rear extension following demolition of existing conservatory and patio.

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 RG10-PA-Pr-EL, RG10-PA-Pr- PLG, RG10-PA-Pr- PL1, RG10-PA-Pr-PLGP, RG10-PA-Pr-ExtP1, RG10-PA-Pr- ExtP2, RG10-PA-LPBP received by the local planning authority on 13/10/2025. 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. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. No construction shall take place until details of the drainage system which includes surface water drainage strategy for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Recommendation and conditions/reasons agreed: *MC*

Date: 20.11.2025

REMEMBER - The earliest date for a decision on this application is: **7 November 2025**