

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 April 2026

Application Number: 260392

Location: 3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH

Proposal: Householder application for partial conversion of the existing garage to non-habitable ancillary storage/gym space (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered H-0560-01,H-0560-02,H-0560-03,H-0560-04,H-0560- 05,H-0560-06,H-0560-07 and H-0560-09 received by the local planning authority on 15/02/2026. 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.

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: *MC*

Date: 08.04.2026

REMEMBER - The earliest date for a decision on this application is: **11 March 2026**