



## **HOUSEHOLDER** **DRAFT DECISION NOTICE**

**Expiry Date:** 15 July 2025

**Application Number:** 251194

**Location:** 10 Westfield Road, Winnersh, Wokingham, RG41 5ER

**Proposal:** Householder application for the proposed single storey rear extension.

**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:

1036 05-10 - Proposed Elevations Front

1036 05-11 - Proposed Elevations Side

1036 05-12 - Proposed Elevations Rear

1036 03-10 - Proposed Ground Floor

1036 03-11 - Proposed First Floor

1036 02-00 - Site Location Plan

1036 02-10 - Proposed Block Plan

1036 02-20 - Proposed Site Plan

1036 05-13 - Proposed (North) Side Elevation

received by the local planning authority on the 19 May and the 10th July 2025 . 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. The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

*Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010).*

### **Informatives**

1. The development accords with the policies contained within the adopted/ development plan and there are no material considerations that warrant a different decision being taken.

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.

3. In the event that the dwelling is used as a House in Multiple Occupation (HMO), the applicant's attention is drawn to the requirements of the Housing Act 2004 (and regulations made under the legislation) with respect to occupancy levels of the property, licensing and management. More information about these requirements can be obtained, along with an HMO licence application form on the Council's web site.

Recommendation and conditions/reasons agreed:



Date: 11/07/25

**REMEMBER** - The earliest date for a decision on this application is: **11 June 2025**