

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 July 2025

Application Number: 251141

Location: 10 Pigott Road, Wokingham, RG40 1PY

Proposal: Application to vary condition 1 of planning consent 241290 for the Householder application for proposed erection of new fences, patio, pergola and water features along with changes in ground level at rear garden (part retrospective). Condition 1 refers to approved details and the variation is to allow an amendment to the approved plans to include a revised pergola design.

Recommendation: Approve

Conditions and/or Reasons

Condition 1 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered Location Plan Ref. PP- 13081567v1; MA218-003 received by the local planning authority on 21/05/2024 and MA218-001A received by the local planning authority on 13/05/2025. 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. All other conditions of planning permission 241290 apply to this planning permission, viz:

2. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the development 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.

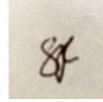
Reason: To ensure that the external appearance of the development is satisfactory.

Relevant policy: Core Strategy policies CP1 and 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.

Recommendation and conditions/reasons agreed:



Date: 3.7.25

REMEMBER - The earliest date for a decision on this application is: **6 June 2025**