

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 6 March 2026

Application Number: 252802

Location: 20 King Street Lane, Winnersh, Wokingham, RG41 5AS

Proposal: Householder application for the proposed erection of a single storey rear extension, first floor rear extension to include 2no dormers along with changes to fenestration.

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 named 20 King Street Lane Winnersh - Proposed Site Plan A, Proposed Elevations, Proposed Floor Plans, Location Plan and Proposed Block Plan received by the local planning authority on 14/11/2025, 19/11/2025 and 03/02/2026. 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 - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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. Obscure glazing - At first-floor, all windows in both of the side elevations (north-east and south-west) of the development hereby permitted (as shown on the approved plans) shall be permanently obscure-glazed and fixed closed at all times.

Reason: To 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 23/02/26

REMEMBER - The earliest date for a decision on this application is: **10 December 2025**