

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 April 2025

Application Number: 250216

Location: 8 Hayward Crescent, Wokingham, RG40 1LS

Proposal: Householder application for proposed part garage conversion to create kitchen and utility space.

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

TURNBULL-1224-01 - Proposed Ground Floor Plan

TURNBULL-1224-02 - Proposed Elevations

TURNBULL-1224-03 - Proposed section A-A

TURNBULL-1224-05 - Block and Location Plans

TURNBULL-1224-07 - Parking Plan

received by the local planning authority on 30/01/2025 and 21/02/2025. 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.

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.

Recommendation and conditions/reasons agreed:



Date: 18/03/25

REMEMBER - The earliest date for a decision on this application is: **14 March 2025**