

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 May 2025

Application Number: 250375

Location: 86 Crockhamwell Road, Woodley, Wokingham, RG5 3JZ

Proposal: Householder application for proposed parapet wall to replace existing garage wall, and part-retrospective pitched roof to garage and porch.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered PL/A602/02 and PL/A602/08 received by the local planning authority on 25th February 2025 and PL/A602/06 received by the local planning authority on 22nd April 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.

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 wall hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Recommendation and conditions/reasons agreed:



Date: 07/05/25

REMEMBER - The earliest date for a decision on this application is: **18 March 2025**