

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 August 2025

Application Number: 251179

Location: 45 Appleby Walk, Shinfield, Wokingham, RG7 1UZ

Proposal: Full application for the change of use of amenity land to residential garden including erection of a new boundary fence, plus erection of a single storey rear extension and a detached garden outbuilding to form a home office. (Part retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- Location Plan (received 25/06/2025)
- Proposed Block Plan (received 27/05/2025)
- Existing and Proposed Outbuilding Floor Plan and Elevations (received 03/06/2025)
- Existing and Proposed Ground Floor Plan and Elevations [Rear Extension] (received 28/05/2025)

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.

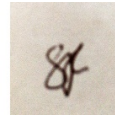
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the approved plans/application form 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.

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.

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 21.7.25

REMEMBER - The earliest date for a decision on this application is: **16 July 2025**