

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 October 2025

Application Number: 252072

Location: 75 Silverdale Road, Earley, Wokingham, RG6 7NF

Proposal: Variation to vary condition 2 of planning consent 250728 for the proposed erection of a single storey front, side and rear extension. Plus, a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. Following the demolition of the existing chimney. Condition 2 refers to approved details and variation is to allow changes to eaves height of a front and rear extensions (retrospective).

Recommendation: Approve

Conditions and/or Reasons

Condition 2 is amended as follows:

2. Approved Details - This permission is in respect of the submitted application plans and drawings numbered P1619-01 received by the local planning authority on 1st September 2025 and P1619-02 Rev A received by the local planning authority on 23rd October 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 250728 apply to this planning permission.

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 250728.

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).

3. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension 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.

Recommendation and conditions/reasons agreed:



Date: 24/10/25

REMEMBER - The earliest date for a decision on this application is: **24 September 2025**