

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 October 2025

Application Number: 252051

Location: 1 Wyvols Cottages, The Street, Swallowfield, Wokingham, RG7 1RH

Proposal: Householder application for the proposed erection of a single-storey detached outbuilding within the side garden to form a garden room, to include associated fenestration alterations to all elevations, the insertion of roof lights to both roof slopes, and finished externally in a combination of brick slips and vertically-charred timber cladding with a pitched tiled roof to match the existing dwelling.

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 (25-1733 D01 Rev04), (25-1733 D02 Rev04), (25-1733 D03 Rev04), (25-1733 D13 Rev04), (25-1733 D14 Rev04), received by the local planning authority on 15/09/2025. 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.

3. External materials - Except where stated otherwise on the approved drawings and application form, 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 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. Outbuilding to Remain Ancillary to Main Dwelling - The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 17/10/25

REMEMBER - The earliest date for a decision on this application is: **23 September 2025**