

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 June 2025

Application Number: 250773

Location: 199 Hyde End Road, Spencers Wood, Wokingham, RG7 1BU

Proposal: Householder application for the proposed erection of a single storey rear extension plus changes to fenestration (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 2025/26-01 Rev A received by the local planning authority on 5th June 2025 and plan numbered 2025/26-02 received by the local planning authority on 26th March 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 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: 05/06/25

REMEMBER - The earliest date for a decision on this application is: **25 April 2025**