

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 June 2026

Application Number: 260901

Location: 193 Victoria Road, Wargrave, Wokingham, RG10 8AH

Proposal: Application to vary condition 2 of planning consent 231321 for the proposed erection of a single storey side/rear extension following demolition of the existing garage, plus changes to fenestration and creation of a first floor terrace at the rear. Condition 2 refers to the approved details and the variation is to include changes to fenestration and repositioning of the front wall of the store.

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 1827/BR/03 C, 1827/BR/04 C, 1827/BR/05 C & 1827/BR/06 C received by the local planning authority on 20/04/26. 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 231321 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 231321.

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. See above

Reason: See above.

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 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. Before the extension hereby approved is occupied, an obscure glazed screen measuring 2m in height shall be fitted to the side of the first floor terrace, as shown on the amended plan and shall thereafter be permanently retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL,

this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

Amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity. As part of the new first floor terrace at the rear, an obscured glazed screen has been introduced above the western side extension's roof apex to protect the residential amenities of the neighbouring property.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 11 June 2026

REMEMBER - The earliest date for a decision on this application is: **12 May 2026**