

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 December 2024

Application Number: 242684

Location: 14 Heatherway, Crowthorne, Wokingham, RG45 6HG

Proposal: Householder application for the proposed insertion of 1no. first floor window.

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 24/06/03 A & 24/06/04 B received by the local planning authority on 23/10/2024 & 22/11/2024. 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. Obscure glazing - Within three months of this permission, the first floor western window shown on the approved drawings as having obscured glazing shall be so-fitted and shall be permanently so-retained. The larger pane, as per the approved plans, shall remain fixed closed. The smaller pane, as per the approved plans, shall remain bottom hung with a restricted tilt and shall be permanently so-retained.

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

Recommendation and conditions/reasons agreed: *MC*

Date: 28.11.2024

REMEMBER - The earliest date for a decision on this application is: **14 November 2024**