

**HOUSEHOLDER**  
**DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 28 March 2019

**Application Number:** 190186

**Location:** Sonning Dene, Pearson Road, Sonning, Wokingham, RG4 6UH

**Proposal:** Householder application for the proposed erection of a single storey rear extension plus a single storey side extension to form porch with two rooflights, including changes to fenestration following removal of chimney and changes to roof. Additional copper standing to existing dormer re-pitching of roof over existing rear projection. Replacement of existing masonry wall to the front to include timber access gates.

**Recommendation:** Approve

**Conditions and 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 26041801-1 Rev 1a, 26041801-2 Rev 1a, 26041801-3 Rev 1a, 26041802-1 Rev 4b, 26041802-2 Rev 4b, 26041802-3 Rev 4b, 26041802-4 Rev 4b, 26041802-5 Rev 4b received by the local planning authority on 31 January 2019, plans and drawings numbered 26041891 Rev 2, 26041890 Rev 1, an undated letter from AAE Environmental Consultants with reference 183158/JDT and Design Statement (undated) with reference TM006\_v2 received by the local planning authority on 22 January 2019. 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.*

3. Further details required

Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development hereby approved:

- a) all external materials by photo panel

*Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

#### 4. Joinery details

Detailed drawings at a scale of at least 1:50 and samples, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun and the work shall be carried in accordance with the approved drawings and samples.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

#### 5. Rooflights

Notwithstanding the details hereby approved, no works shall be undertaken in respect of preparation for or installation of the rooflight windows until details of the windows (showing their suitability for being fitted flush with the adjacent roofing so as not to project above the plane of the roof slope in which they are located) have been submitted to and approved in writing by the local planning authority. The rooflight windows shall be constructed in full accordance with such details as may be so-approved and thereafter shall be so-retained.

*Reason: Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

#### 6. Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 5.0 metres from the carriageway edge and so as to open away from the highway.

*Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.*

#### 7. Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access. Soft landscaping details shall include planting plan, specification, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out within the first planting season following the completion of the rear ground floor extension or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be

replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

8. Works are to be carried out in full accordance with the Method Statement of the submitted Ecological survey letter report (AAE Environmental Consultants, ref: 183158/JDT – dated 4 September 2018) unless otherwise agreed in writing by the council.

*Reason: To ensure that great crested newts, a protected and priority species, are not adversely affected by the proposals.*

### **Informatives**

1. 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.

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework

Wokingham Borough Core Strategy: policies CP1, CP3 and CP9.

Managing Development Delivery Local Plan: policies CC01, CC02,

TB24 and TB26.

Wokingham Borough Design Guide Supplementary Planning Document Sonning Parish Design Statement

3. This consent contains conditions that require subsequent approval of detailed matters before the development commences. There is a fee for submission of details to comply with conditions, which is payable for each separate submission rather than for each condition. Decisions may take up to eight weeks, or longer if consultation with third parties is required.

4. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

6. 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:

Date:

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