

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 October 2025

Application Number: 251613

Location: 77 Elm Road, Earley, Wokingham, RG6 5TB

Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three-storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.

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 77ER/2022/101, 77ER/2022/04RA, 77ER/2022/05RB Proposed First Floor Plan, 77ER/2022/15, 77ER/2022/05RB Proposed Front Elevations Plan, 77ER/2022/08RB and 77ER/2022/09RB received by the local planning authority on 22nd October 2025; and Block Plan Rev A and 77ER/2022/06RB received by the local planning authority on 23rd October 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.

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 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.

4. External Lighting

Any external lighting must be designed in strict accordance with the advice in paragraphs 5.3 and 5.4 of the Bat Assessment Report. There are no ecological objections if the application is implemented in strict accordance with the Summary and Sections 5 and 6 of the Bat Assessment Report.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

5. Unless otherwise agreed in writing all works affecting the porch or roof shall be undertaken following a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. Should bats or recent evidence of bats be found then no development is to commence until any relevant licence has been obtained from Natural England and a copy submitted to and approved in writing by the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. Access to be Provided

The demolition of a section of the front boundary wall to no. 77 as indicated in approved plan 77ER/2022/101 shall be carried in full prior to first occupation of the development hereby approved.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

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

- addressing concerns relating to highway safety
- addressing concerns relating to neighbour amenity

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.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant 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.

3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning

permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

4. Any widening of the adjacent dropped kerb would need separate authorisation by the Borough's Traffic Management Team and landowner agreement from the Highways Authority.

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

Recommendation and conditions/reasons agreed:



Date: 24/10/25

REMEMBER - The earliest date for a decision on this application is: **30 August 2025**