

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2025

Application Number: 250499

Location: 11 Wychelm Road, Shinfield, Wokingham, RG2 9DJ

Proposal: Householder application for the proposed single storey rear extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory.

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

STONE-0125-01 - Proposed Ground Floor Plan

STONE-0125-02 - Proposed Elevations

STONE-0125-03 - Proposed Section A-A

STONE-0125-05 - Roof Plans

STONE-0125-06 - Block and Location Plans

received by the local planning authority on 03/03/2025 and 05/03/2025. 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. Materials -

The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010)

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. 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. 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: 23/04/25

REMEMBER - The earliest date for a decision on this application is: **27 March 2025**