

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 April 2025

Application Number: 250453

Location: 155 Barkham Road, Wokingham, RG41 2RS

Proposal: Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation following removal of existing 4 no. dormers and modification of the remaining rear dormer; erection of a single storey front extension, a two storey front/side extension and a single storey rear extension following demolition of the existing single storey front extension, garage and conservatory, plus changes to fenestration and addition of cladding.

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 (1545.01) (1545.11) (1545.06) (1545.07) (1545.08) (1545.09) (1545.10) received by the local planning authority on 25/02/2025. 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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the application form, 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. Prior to the commencement of development, a licence for development works affecting bats shall be obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has

been registered under the bat mitigation class licence) and the approved Mitigation Strategy must be submitted to and approved in writing by the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a protected species, are not adversely affected by the development. Relevant policy NPPF Section 15 and Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

5. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

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.

2. 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.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. This application has been assessed as an extension to an existing dwelling whereby a significant proportion of the dwelling's internal and external walls are proposed to be retained. This decision does not give approval for demolition of the existing dwelling which would require a separate planning permission. Should the property be demolished and rebuilt such works would also trigger the requirement for financial contributions under the Community Infrastructure Level (CIL) to be paid by the applicant for which no self-build relief will be applicable. For more information refer to the Council's website and the relevant CIL pages.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 16/04/25

REMEMBER - The earliest date for a decision on this application is: **21 March 2025**