

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 January 2026

Application Number: 252740

Location: 65 Evendons Lane, Wokingham, RG41 4AD

Proposal: Householder application for the proposed erection of a two-storey rear extension, removal of the existing roof and erection of a new taller roof to create first floor habitable accommodation. The installation of a rear Juliet balcony, erection of an attached carport, a front porch, a detached incidental outbuilding, and changes to fenestration.

Recommendation: Refused

Reasons

1. The site has potential for bat roosts and insufficient information has been submitted to demonstrate that bats would not be negatively impacted by the proposed development, contrary to Core Strategy policies CP3 and CP7, Managing Development Delivery Local Plan policy TB23, Section 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017 (as amended).

Recommendation and conditions/reasons agreed: *MC*

Date: 16.12.2025

REMEMBER - The earliest date for a decision on this application is: **3 December 2025**