

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 November 2025

Application Number: 252001

Location: 9 Hart Dyke Close, Wokingham, RG41 2HQ

Proposal: Householder application for the proposed erection of single-storey rear extension with 2 no. roof lanterns and pergola following demolition of existing conservatory. Loft conversion creating additional accommodation with 1 no. dormers and 1 no. rear Juliet balcony. Single-storey extension to garage including loft conversion creating habitable accommodation with 1 no. dormer.

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 062 02-01 Rev A, 062 03-09 Rev L and 062 03-16 Rev C received by the local planning authority on 20th August 2025 and 062 05-05 Rev P, 062 05-06 Rev P and 062 03-13 Rev P1 received by the local planning authority on 9th September 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. The garage hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

5. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

7. Ecology Newts

Great crested newt avoidance measures. The development hereby approved shall be implemented strictly in accordance with the details within the supporting document: GCN Habitat Assessment (John Wenman Ecological Consultancy, dated June 2025).

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.

8. Ecology Bats

Unless otherwise agreed in writing by the council, all works are to be carried out in strict and accordance with the recommendations and proposed Non-Licensed Method Statement given in Section 6.3 and 6.4 of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2974_PRA_a, June 2005). A suitably experienced ecologist must undertake a site walkover/check not more than three months prior to commencement of the loft conversion to the main dwelling to confirm that conditions have not changed since the most recent survey. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to 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.

9. Ecology Bats

At no time shall floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Any lighting scheme shall be designed in accordance with the recommendation Guidance Note 08/23 Bats and Lighting at Night (BCT). Such details shall include location, height, type and direction

of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policy TB23.

10. Obscured Glass

The 2 no. windows serving a bathroom and a dressing room in the rear dormer extension of the main dwelling hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

1. 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.

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. 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.

Recommendation and conditions/reasons agreed:



Date: 04/11/25

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