

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 4 July 2025

Application Number: 250841

Location: Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD

Proposal: Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing structures.

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 SFH.SITE.PROP.01 received by the local planning authority on 1st April 2025; SFH.PROP.PLAN.01, SFH.PROP.ELEV.02, SFH.PROP.ELEV.01, SFH.PROP.PLAN.02 received by the local planning authority on 17th June 2025; SFH.PROP.PLP.01 and SFH.PROP.PLAN.SITE.ALL received by the local planning authority on 2nd July 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. 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 are. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Protection of trees etc

a) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

6. Prior to occupation, a site-wide lighting design strategy for biodiversity or areas to be lit designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats, birds, and amphibians and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals.

7. Prior to commencement of the development, a scheme of native and wildlife friendly landscaping and biodiversity enhancements shall be submitted to and approved in writing by the council. The biodiversity enhancement scheme will accord with the detail of the proposals and recommendations outlined in the Preliminary Ecological Appraisal (Arbtech, December 2024). The scheme shall include at least 3 integral Habitat, Istock Enclosed Bat Box or similar suitable alternatives in addition to the following enhancements for birds:

- Schwegler No 17 Swift Nest Box
- Schwegler 1SP Sparrow Terrace
- Schwegler 1B Nest Boxes (trees)
- Schwegler Robin Boxes (trees)

To benefit hedgehogs the habitat creation and enhancement opportunities will also include:

- Planting of fruit bearing trees and species-rich grassland.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of hedgehog gaps.

The biodiversity enhancements shall thereafter be installed as approved.

Reason: Reason: To ensure that wildlife is maintained and incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF. Relevant policies Local Plan Core Strategy policy CP3 and CP7 and Managing Development Delivery policy TB23.

8. Unless otherwise previously agreed in writing by the council works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 Table 2 of the submitted Barn Bat Ecological Mitigation, Enhancement and Management Plan (Arbtech, Ref 241686, January 2025).

Reason: 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. Unless otherwise previously agreed in writing by the council works are to be carried out in full accordance with the recommendations and biodiversity enhancements provided in the submitted Springfields Landscape Strategy (March 2025).

Reason: 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.

Informatives

1. 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.

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: 02/07/25

REMEMBER - The earliest date for a decision on this application is: **31 May 2025**