

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 12 March 2025

Application Number: 243149

Location: High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH

Proposal: Householder application for the proposed partial conversion of the triple garage into ancillary habitable accommodation, erection of a two storey side extension to the existing garage, removal of existing roof and erection of a pitched roof with two dormers and three rooflights and other changes to fenestration.

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 A1/427/01, A1/427/02, A4/427/10 A, A4/427/11 B and A4/427/OS1 A received by the local planning authority on 13/12/2024, 09/01/2025 and 18/02/2025. 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. Works are to be carried out in full accordance with Section 7 of the submitted Arboricultural Impact Assessment and Method Statement (All Arboriculture 14 January 2025).

Reason: To ensure 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.

Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policy TB23.

4. The development hereby approved shall be implemented strictly in accordance with the supporting document Great Crested Newt Avoidance Statement (JETArch Design, dated 12th December 2024).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

5. 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.

Windows & External Doors

The front dormer windows, the garage doors and the entrance door are to be formed in timber, unless otherwise agreed in writing by the local planning authority prior to the installation of the front dormer windows, the garage doors, and the entrance door.

Glazed Screens, Bi-folding, and Sliding Doors

The glazed end screen, the glazed bi-folding and sliding doors are to be aluminium frame. With a powder coated coloured finish, unless otherwise agreed in writing by the local planning authority prior to the installation of the glazed end screen, the glazed bi-folding and sliding doors.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB24.

6. The building hereby approved shall be used as ancillary accommodation to the enjoyment of 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 CCO1, CCO7, TB07 and TB08.

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. The applicant may need to apply for Building Regulations approval. Please contact the WBC Building Control Team to discuss.

<https://www.bcsolutions.org.uk/>

3. 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.

4. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts 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.

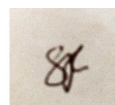
All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. 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.

6. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Pre-application advice was sought prior to submission.
- A tree survey was requested and submitted.
- A revised parking plan was requested and submitted.
- An amended description agreed.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 10.3.25

REMEMBER - The earliest date for a decision on this application is: **5 March 2025**