

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 June 2026

Application Number: 252292

Location: 1 Lancaster Gardens, Earley, Wokingham, RG6 7PA

Proposal: Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the rear elevation.

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 (NH307A Existing Plans and Elevations), (Location Plan), (NH307 B Proposed Plans and Elevations), (NH307A Parking and Block Plan) received by the local planning authority on 24/09/25, 19/11/25, 31/03/26 and 01/06/26. 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 extension hereby permitted shall be of a 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. All works are to be carried out in full accordance, all ecological measures and/or works shall be carried out in full accordance with the mitigation advice details contained in the submitted Preliminary Bat Roost Assessment (Ref CE5074, 17 December 2025) and Appendix 4 as agreed with the owner prior to determination.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected in the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

5. The development hereby approved shall incorporate biodiversity enhancements, that include Habitat box (or equivalent integral bat tube, bat tiles or bricks) and bird box on the buildings.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF 2024. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 16.06.2026

REMEMBER - The earliest date for a decision on this application is: **16 June 2026**