

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 January 2025

Application Number: 242861

Location: Jalens, Nine Mile Ride, Wokingham, RG40 3LU

Proposal: Householder application for the proposed first floor extension (second bedroom plus shower room).

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 Site Location Plan, Site Layout Plan, 231-4 received by the local planning authority on 12 November 2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. No development shall commence above foundation level until details of biodiversity enhancements, to include one bird box and one integral bat brick on an unlit western elevation (or as agreed with the LPA) and native wildlife friendly landscaping shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments and maintain wildlife including protected species. Relevant policy: Core Strategy policy CP7 and Managing Development Delivery Local Plan policies TB23 and CC03

5. No development shall commence above foundation level until details of biodiversity enhancements, to include one bird box and one integral bat brick on an

unlit western elevation (or as agreed with the LPA) and native wildlife friendly landscaping shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To protect biodiversity in and around developments and maintain wildlife including protected species. Relevant policy: Core Strategy policy CP7 and Managing Development Delivery Local Plan policies TB23 and CC03

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the development without details being submitted to and approved by the Local Planning Authority. Thereafter, the lighting shall be installed as approved for the lifetime of the development.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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:



Date: 30/01/25

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