

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 November 2024

Application Number: 242172

Location: 17 Wildcroft Drive, Wokingham, RG40 3HY

Proposal: Householder application for the proposed part single storey, part two storey front extension, part garage conversion and 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 2425-P101, 2425-P102, 2425-P103, 2425-P104, 2425-P105, 2425-P106 and 'Great Crested Newt Statement. Report ref: S2760_GCN_a' (September 2024) received by the local planning authority on 24/08/2024 and 18/09/2024. 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. Notwithstanding what is shown on the approved plans, prior to the commencement of the development hereby approved, tree protection fencing shall be erected around the two veteran oak trees (numbers 44525 and 44523 on the Woodland Trust Ancient Tree Inventory) to the rear of the property, in line with BS5837:2012. The fencing shall not be removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials are removed from site.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs which are of amenity value to the area: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. 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.

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.

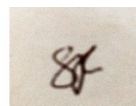
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. 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:

- A preliminary Bar Roost Assessment was requested and submitted. - Discussion regarding conditions.

- Agreed description.

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: 26.11.24

REMEMBER - The earliest date for a decision on this application is: **1 November 2024**