

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 October 2025

Application Number: 251742

Location: Stonehurst, Milestone Avenue, Charvil, Wokingham, RG10 9TN

Proposal: Householder application for the proposed erection of a part first- floor, part single-storey side extension and part single, part two- storey rear extension with balcony and 1no. roof lantern following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration and erection of a detached outbuilding.

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 24.29.01, 24.29.02B and 24.29.03B received by the local planning authority on 22/07/2025 and 06/10/2025. 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. No external lighting shall be installed on the outbuilding hereby approved until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details for the lifetime of the development.

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191, Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policy TB23.

4. Works are to be carried out in full accordance with the recommendations given in Section 4 (Mitigation) of the submitted Bat Survey and Mitigation (GC Ecology, October 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.

5. All works comprising demolition, construction and removal of material associated with alterations to the main roof of the development hereby approved, shall be carried out between the months of April and October in any one year.

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.

6. 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 trees shown on Tree Protection Plan - 688/2093/5/6/2025 TPP, 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: 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.

7. 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.

8. The two first-floor windows in the northern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

9. 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.

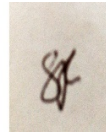
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A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

- Bat surveys submitted upon request.
- Outbuilding plans submitted upon request.
- Revised proposed plans submitted to include the removal of the proposed changes to the front boundary treatment.
- Agreed extension of time.
- Agreed conditions.

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:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature is stylized and appears to be the letters 'SF'.

Date: 9.10.25

REMEMBER - The earliest date for a decision on this application is: **21 August 2025**