



WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

10

Suffix

Property Name

Address Line 1

Commons Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG41 1JG

Description of site location must be completed if postcode is not known:

Easting (x)

479712

Northing (y)

169954

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Householder application for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer.

Application to vary condition 2 of planning consent 242563 for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer. Variation is to allow changes to fenestration.

Reference number

Planning Application Number: 251629

Date of decision (date must be pre-application submission)

23/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

4

No works shall commence until a licence for development works affecting bats has been obtained from the Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England demonstrating that the site has been registered under a Bat Mitigation Class Licence) have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be implemented and maintained in strict accordance with the approved details.

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

Has the development already started?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Bat License granted by natural England.

'Natural England is satisfied that the works fall within the remit of WML-CL21 and that the three tests have been met. Please accept this email as confirmation that the site is now registered and you can commence works on site as described in your site registration form and in accordance with class licence WML-CL21.

site registration form (reference RC165-12571A) received on 06/10/2025 for 10 Commons Road, Emmbrook, Wokingham, Berkshire, RG41 1JG. Grid reference: SU 796700

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sarah Priddle-Thake

Date

31/10/2025