

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 February 2026

Application Number: 252984

Location: 1 Longmore Road, Shinfield, Wokingham, RG2 8QG

Proposal: Full application for the proposed erection of a single storey rear extension along with changes to fenestration following demolition of existing conservatory.

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 1589-MAKE-ZZ-XX-DR-A-1001 A02, 1204-MAKE-ZZ-00-DR- A-1200 A01, 1204-MAKE-ZZ-RF-DR-A-1202 A01, 1204-MAKE-ZZ-01-DR-A-1201 A01, 1204-MAKE-ZZ-XX-DR-A-2100 A01 received by the local planning authority on 8th December 2025 and 1204-MAKE-ZZ-XX-DR-A-3000 P01 received by the local planning authority on 18th February 2026. 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

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. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 18 February 2026

REMEMBER - The earliest date for a decision on this application is: **26 January 2026**