

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2026

Application Number: 253143

Location: 44 Sturges Road, Wokingham, Wokingham, RG40 2HE

Proposal: Householder application for the proposed erection of a part single storey part two storey side and rear extensions, loft conversion to create habitable accommodation including rear facing dormer window, plus 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 001, 002, 003/B, 004/B & 005 received by the local planning authority on 23/12/25 & 16/02/26. 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

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

4. Obscure glazing - The first floor family bathroom window in the side 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.

5. Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted Bat Scoping Survey (Crossman Associates, Ref L1147.008, 17 September 2025).

Reason: To ensure that biodiversity, protected and priority species are maintained and enhanced by the proposals. Relevant policy: NPPF 2024 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as appropriate. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar, as to match the existing;
2. the material, size, texture, colour, profile, and source of roofing materials;
3. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;
4. the proposed rainwater goods

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

7. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows (including rooflights) and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

Amended plans being submitted by the applicant to overcome concerns relating to built hertiage.

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.

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. 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.

Recommendation and conditions/reasons agreed:



Date: 29 April 2026

REMEMBER - The earliest date for a decision on this application is: **5 March 2026**