

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 May 2025

Application Number: 243187

Location: 4 Mccraes Walk, Wargrave, RG10 8LN

Proposal: Householder application for the proposed erection of a single storey side extension, single storey rear extension, loft conversion to create habitable accommodation including the insertion of 1no. dormer, plus the insertion of 11no. roof lights, part conversion of the garage 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 20/35 E100, 20/35 E101, 20/35 E102, 20/35 E103, 20/35 E104, 20/35 P100, 20/35 P101, 20/35 P102, 20/35 P103, 20/35 P104, 20/35 P105, 20/35 P106 & 20/35 T015 received by the local planning authority on 19/12/24, 27/02/25 & 22/05/25. 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. 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

3. 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.

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 23 May 2025

REMEMBER - The earliest date for a decision on this application is: **24 March 2025**