

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 January 2026

Application Number: 252774

Location: 44 Shepherds House Lane, Earley, Wokingham, RG6 1AD

Proposal: Householder application for the proposed erection of an ancillary outbuilding (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered PP-14469826v1, PL-01.01, PL-01.02, PL-02.01, PL- 02.02 and PL-02.03 received by the local planning authority on 12/11/2025. 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.

2. 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 as stated on the application form, 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.

3. The outbuilding hereby approved shall be used as ancillary accommodation to the the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

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. 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.

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. 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:

- agreed description change.

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:

Date: 18 December 2025

REMEMBER - The earliest date for a decision on this application is: **10 December 2025**