

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 12 November 2025

**Application Number:** 251729

**Location:** 371 Finchampstead Road, Finchampstead, Wokingham, RG40 3JU

**Proposal:** Householder application for the proposed erection of two-storey front, side, and rear extensions with associated alterations to the main roof to facilitate a loft conversion incorporating front, rear, and side dormer extensions, together with 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 25-630 003, 004 and 005 received by the local planning authority on 19th July 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.*

#### **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.*

**4. The 2 no. windows serving the bathroom and ensuite on the south facing dormer extension and the 1 no. window serving the ensuite on the north facing dormer extension 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.*

### **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. 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.

Recommendation and conditions/reasons agreed:



Date: 07/11/25

**REMEMBER** - The earliest date for a decision on this application is: **15 October 2025**