

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 April 2026

Application Number: 260015

Location: Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT

Proposal: Householder application for the proposed erection of a single storey side rear extension.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building and Conservation Areas) 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 (13266/03 Site Plan), (13266/01 Existing Plans & Elevations), (13266/02 Proposed Plans & Elevations), (13266/05 Detailed Flat Roof Plan), (13266/06 Detailed Roof Section), (13266/07 Detailed Vertical Frame Section), (13266/08 Detailed Horizontal Frame Section), (13266/04 REV A Location Plan) received by the local planning authority on 05/01/26 and 20/01/26. 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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 development hereby permitted shall be carried out in strict accordance with the precautionary working methods detailed in section 7.4 of The Great Crested Newt Statement prepared by GS Ecology (2026).

Reason: Reason: To ensure the protection of Great Crested Newts and their habitat during the construction phase, in accordance with Policy CP7 of the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document 2010, the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017.

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 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 09.04.2026

REMEMBER - The earliest date for a decision on this application is: **19 March 2026**