

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 February 2025

Application Number: 243067

Location: Channing House, Loddon Drive, Wargrave, Wokingham, RG10 8HD

Proposal: Householder application for the proposed erection of a single storey extension to North elevation on a raised platform.

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 P/PETRIE/ORANGERY/2024/002/C and Site Survey received by the local planning authority on 5th December 2024. 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. Flood risk

Development shall be carried out in accordance with the Flood Risk Assessment QFRA 1873 Version 1 received by the local planning authority on 18th December 2024.

Reason: To prevent the increased risk of flooding, and to protect water quality.
Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk),

Informatives

1. 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.

2. The site of the proposed development is in an area at risk from flooding, according to maps held by the Environment Agency. The Environment Agency's Indicative Floodplain Maps [IFM] provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website: www.environment-agency.gov.uk. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

In accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), the Technical Guidance on the NPPF (Flood Risk) and Managing Development Delivery Local Plan policy CC09 a Flood Risk Assessment (FRA) must be carried out to both address the flood risks posed to and arising from the development and the potential for any mitigation of that risk. Applicants wishing to undertake a FRA should contact the Agency for advice prior to undertaking this study.

In areas at risk of flooding, consideration should be given to the incorporation of flood protection into the design and construction of the development. This may include flood proofing measures such as barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Alternatively, you may wish to consider raising the floor level of the extension to provide a degree of protection to the property. Additional guidance can be found in the Environmental Agency flood protection advice guides.

Recommendation and conditions/reasons agreed: *MC*

Date: 19.02.2025

REMEMBER - The earliest date for a decision on this application is: **11 January 2025**