

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 18 September 2025

**Application Number:** 251089

**Location:** 29 Arbor Lane, Winnersh, Wokingham, RG41 5JE

**Proposal:** Householder application for the proposed garage conversion and first floor extension with a rear dormer and alterations 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 titled and numbered Proposed Plans And Elevations REV 4 and Location and Block Plan REV 3 received by the local planning authority on 22/08/2025 and 11/09/2025. 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.*

4. Obscure glazing - The first-floor side windows in the east and west side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. These windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so-retained.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.*

5. GCN Mitigation Measures - The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the Great Crested Newt Mitigation Measures given in section 6.2 of the submitted Great Crested Newt Statement (By John Wenman Ecological Consultancy LLP, July 202, Ref: R1558\_PRA\_a) unless otherwise approved in writing by the Council.

*Reason: To ensure that Great Crested Newts, a protected species (as per the NPPF), are not adversely affected by the proposals.*

Recommendation and conditions/reasons agreed: *MC*

Date: 11.09.2025

**REMEMBER** - The earliest date for a decision on this application is: **14 August 2025**