

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 September 2026

Application Number: 261545

Location: The Spindles, School Hill, Wargrave, Wokingham, RG10 8DY

Proposal: Householder application for the proposed erection of single storey side and rear extension with rooflights and adaptation for wheelchair accessibility. Plus changes to fenestration and addition of air source heat pumps.

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 (P1045 - P001 Existing Ground Floor Plans), (P1045 - P002 Existing Front and Side Elevations), (P1045 - P003 Existing Rear and Side Elevations), (P1045 - P006 Proposed Roof Plan), (P1045 - P007 Proposed Front and Side Elevations), (P1045 - P008 Proposed Rear and Side Elevations), (P1045 - P009 Proposed Site Plan), (P1045 - P010 Location Plan), (P1045 - P004 Existing Site Plan), (P1045 - P005 Proposed Floor Plan) received by the local planning authority on 01/07/26. 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. Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor

shall any retained tree be topped or lopped other than in accordance with the approved plans (Proposed Site Plan Ref: Shek architects P1045-P009, April 2026). And particulars without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Protection of trees etc

a) No development or other operation shall commence on site until

 an Arboricultural Method Statement and Scheme of Works

which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection

works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy of the licence (or an email from Natural England that the site has been registered under Bat Mitigation Class Licence or Bat Earned Recognition Class Licence) and copy of the approved mitigation strategy has been submitted to the council. There after the approved mitigation measures shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

7. Prior to the commencement of development, details of biodiversity enhancements, to include a hedgehog house, bird boxes, bat bricks and/or access tiles on and integrated into the building, and native tree planting shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and permanently retained in accordance with the timetable and approved scheme of enhancements.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected and incorporate biodiversity in and around developments. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP3 and CP7 Managing Development Delivery policies CC03 and TB23.

8. Prior to commencement of development an external lighting scheme for biodiversity designed in accordance with best practice including in accordance with Bats and Artificial Lighting and Night Guidance Note GN 08/23 and Section 7 of the Bat Emergence Survey Report (Cloverwood Ecology, August 2026) shall be submitted to and approved in writing by the local planning authority. The strategy shall;

a) identify those areas/features on site that are particularly sensitive for bats, birds and invertebrates and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3, Core Strategy policies CP1, CP3 and

Managing Development Delivery Local Plan policy TB23.

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: 01.09.2026

REMEMBER - The earliest date for a decision on this application is: **21 August 2026**