

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 February 2026

Application Number: 252723

Location: 412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

Proposal: Householder application for the proposed single storey side rear extension plus 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 and labelled 'Location plan 03', 'Site Plan 17', 'Existing Plans and Elevations 14' and 'Proposed Plans and Elevations 16' received by the local planning authority on 05/11/2025. 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. Protection of Existing Trees

a) No development or other operation shall commence on site until the construction Method statement outlined in section 2.5 of the Arboricultural Impact Appraisal and Method Statement 31 October 2024 (Barrell Tree Consultancy) and within Arboricultural Advice Note referenced 23116-Let1-CA, and a scheme of works detailing a pre- commencement meeting, the supervision visits to oversee the agreed- tree protection, landscaping in RPAs and any unexpected works, and the

written record of the pre-commencement meeting, 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 hand tools or use of vehicles or construction machinery) until the tree protection works set out in Arboricultural Method Statement 31 October 2024 (Barrell tree Consultancy, 10 February 2025) and Tree protection Plan ref 23116-6 31/11/2024) are in place on site and Tree Protection inspection has been submitted to the council.

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 and the record of the pre-commencement meeting.

d) The fencing, ground protection or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including landscaping and 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 the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity and biodiversity value, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policies CP1, CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and 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 applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. 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: 28.01.2026

REMEMBER - The earliest date for a decision on this application is: **1 January 2026**