

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 April 2025

Application Number: 250390

Location: Flat 3, Old Dairy Court, 77 High Street, Wargrave, Wokingham, RG10 8BU

Proposal: Householder application for proposed work to the roof following the demolition of the existing chimney. (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered TG-22-1350-05 and TG-22-1350-05B received by the local planning authority on 19th February 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.

2. Ecology

Within two months of the date of this decision a report confirming that the bat boxes have been installed as recommended in Section of the Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys report (Arbtech May 2023) and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council.

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals and incorporate biodiversity in and around developments.

Recommendation and conditions/reasons agreed:

Date: 22/04/25

REMEMBER - The earliest date for a decision on this application is: **3 April 2025**