

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 June 2026

Application Number: 260553

Location: 36 Old Bath Road, Sonning, Wokingham, RG4 6TA

Proposal: Householder application for proposed erection of single storey infill front extension with changes to roof, two storey side extension, garage conversion and insertion of new 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: 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. Approved details

This permission is in respect of the submitted application plans and drawings numbered (001 Location and Existing Site Plan), (002 Existing Ground Floor Plan), (003 Existing First Floor Plan), (004 Existing Front and Side Elevation), (005 Existing Rear and Side Elevation), (006 Proposed Site Plan), (002 Proposed Ground Floor Plan), (003 Proposed First Floor Plan), (004 Proposed Front and Side Elevation), (010 Proposed Rear and Side Elevation) received by the local planning authority on 08/04/26. 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.

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 two storey side extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

3. 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.

4. 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: 12.06.2026

REMEMBER - The earliest date for a decision on this application is: **13 May 2026**