

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 August 2026

Application Number: 261509

Location: 25 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Proposal: Householder application for the proposed erection of a two storey rear extension with balcony, first floor side extension, garage conversion and 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 D3173-02 A received by the local planning authority on 25th June 2026. 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. Ecology

If the development does not commence (or, having, is suspended for more than 12 months) within 12 months from the date of the planning consent, the need for ecological mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to

i) establish if there have been any changes in the presence of bats; and

ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, will be revised and new ecological measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

4. Privacy Screens

Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 25th June 2026 and numbered D3173-02 A and shall be retained permanently in the approved form for the lifetime of the development.

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

Informatives

1. 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.

Recommendation and conditions/reasons agreed:



Date: 19/08/26

REMEMBER - The earliest date for a decision on this application is: **17 July 2026**