

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 March 2025

Application Number: 242632

Location: Lancambria, Basingstoke Road, Swallowfield,
Wokingham, RG7 1PY

Proposal: Householder application for the proposed erection of a first-floor front/side extension, playroom, and garage conversion into habitable accommodation with associated changes to fenestration and the erection of a 1.8m high front entrance gate with two piers.

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 23027/PL/01 A, 23027/PL/06 Q, 23027/PL/07 Q, 23027/PL/09 L, 23027/PL/010 L, 23027/PL/017 C, 23027/PL/014 D and 23027/PL/018 D received by the local planning authority on 29/10/2024, 14/01/2025 and 23/01/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. European Protected Species (EPS) Mitigation Licence - No works to the roof of the dwelling house hereby approved shall commence until an European Protected Species (EPS) Mitigation Licence has been obtained from Natural England and a copy has been submitted to and approved in writing by the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: The house may host a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates

that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). Relevant Policy: Section 15 of the NPPF 2024, Policies CP3 and CP7 of the Core Strategy 2010, and Policy TB23 of the Managing Development Delivery Local Plan 2014.

4. The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the Method Statement given in section 8.0 of the submitted ecological survey report [Urban Tree Experts at Lancambria Swallowfield, Ref: SPH/BAS-24/24.0, October 2024] unless otherwise approved in writing by the Council. Details of compliance with these measures shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.

5. External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. 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.

2. 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.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Recommendation and conditions/reasons agreed: *MC*

Date: 06.03.2025

REMEMBER - The earliest date for a decision on this application is: **5 March 2025**