

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Expiry Date:** 28 April 2025

**Application Number:** 250482

**Location:** 21 Leith Close, Crowthorne, Wokingham, RG45 6TD

**Proposal:** Householder application for the proposed erection of a single storey rear extension to include rooflights following demolition of existing conservatory.

**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

184 - 001 - Rev A - Location Plan and Block Plan

184 - 006 - Proposed G.F. Layout

184 - 007 - Proposed Roof Plan

184 - 008 - Proposed Elevations Sht 1

184 - 009 - Proposed Elevations Sht 1

Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) 27th February 2025 Ref: TH 5052' received by the local planning authority on 28/02/2025 and 04/03/2025. 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. Materials -

The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

*Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010)*

4. Protection of trees -

a) No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment Method Statement

& Tree Protection Plan (to BS:5837 2012) 27th February 2025 Ref: TH 5052' (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 use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- 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.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including 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 value to the area, 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 policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

### **Informatics**

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. 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.
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.
4. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

Recommendation and conditions/reasons agreed:



Date: 10/04/25

**REMEMBER** - The earliest date for a decision on this application is: **25 March 2025**