

**NON-MATERIAL AMENDMENT**  
**DRAFT DECISION NOTICE**



**Expiry Date:** 3 December 2025

**Application Number:** 252239

**Location:** Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA

**Proposal:** Application for non-material amendment to planning consent 241870 to allow change of the commencement trigger of condition 4.

**Recommendation:** Approve

**Conditions and/or Reasons**

1. Alternative Condition 4

No works shall commence to the main roof of the dwellinghouse until a licence for development works affecting bats has been obtained from the Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England demonstrating that the site has been registered under a Bat Mitigation Class Licence) have been submitted to the council. Thereafter mitigation measures detailed in the licence shall be implemented and maintained in strict accordance with the approved details.

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

Recommendation and conditions/reasons agreed:

Date: 28/11/25

**REMEMBER** - The earliest date for a decision on this application is: **13 November 2025**