

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2026

Application Number: 260458

Location: 6 Clare Avenue, Wokingham, RG40 1EB

Proposal: Application to vary Condition 2 of planning consent 240498 for the 'Householder application for proposed single storey rear extension and a first-floor side extension above the existing garage with changes to the fenestration.' Condition 2 refers to Approved Plans.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (p43/uk/1068732/1439307), (A0035-PHA-XX-XX-DR- T1002), (A0035-PHA-XX-XX-DR-A-P1101), (A0035-PHA-XX-XX-DR-A-P1102), (A0035-PHA-XX-XX-DR-A-E1101), received by the Local Planning Authority on 23/02/2026 & 25/02/2026. 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.

All other conditions of planning permission 240498 apply to this planning permission, viz:

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. See above.

Reason: See above.

3. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

4. Protection of Bats

Development shall be carried out in full accordance with the recommendations in Section 6.2 of the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref: R2616_a, February 2024, submitted under application 240498).

No development shall commence until the recommendations have been reviewed and, where necessary, updated, informed by an updated bat survey to confirm current bat presence. Where the updated survey identifies impacts not previously addressed, revised mitigation measures and an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority prior to commencement.

Where works require a Bat Mitigation Class Licence, confirmation of registration under the licence or a copy of the relevant European Protected Species licence shall be submitted to the Local Planning Authority prior to commencement. Development shall thereafter be carried out in accordance with the approved mitigation measures and timetable.

Reason: To ensure the protection of bats, a protected and priority species, in accordance with Core Strategy Policies CP3 and CP7, Managing Development Delivery Local Plan Policy TB23, and the National Planning Policy Framework.

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. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

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.

Recommendation and conditions/reasons agreed:



Date: 30/04/26

REMEMBER - The earliest date for a decision on this application is: **20 March 2026**