

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 October 2026

Application Number: 261182

Location: 12 South Drive, Sonning, Wokingham, RG4 6GB

Proposal: Householder application for the proposed erection of a two storey front and side extension, part single storey part two storey rear extension, single storey rear extension with pitched roof, erection of terrace, garage conversion to create habitable accommodation plus changes to fenestration and erection of front gates.

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 (2605-P105), (2605-P106), (2605-P101 RevA), (2605-P102 RevB), (2605-P103), (2605-P104 RevB), (2605-P108), received by the local planning authority on 14/05/2026, 29/06/2026, 30/07/2026 & 24/09/2026. 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. 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. Prior to the first use of the first-floor walk-on terrace, the 1.7- metre-high privacy screen shown on approved drawings '2605-P102 RevB' and '2605-P104 RevB' shall be installed in full. The privacy screen shall thereafter be permanently retained and maintained in accordance with the approved details.

Reason: To prevent unacceptable overlooking and loss of privacy to neighbouring residential properties and to safeguard the amenities of adjoining occupiers. Relevant policy: Core Strategy policy CP3.

5. Obscure glazing - The first-floor en-suite windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so-retained.

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

6. Frontage Landscape Details - Prior to the development proceeding above damp-proof-course level, full details of a scheme of soft and hard landscaping for the frontage of the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) details of existing trees, shrubs and hedgerows within the site frontage to be retained and/or removed;
- b) the location, species, stock size, number and planting density of all new and replacement trees, shrubs and hedgerows within the site frontage;
- c) details of native and wildlife-friendly planting; and
- d) details of hard landscaping and surfacing associated with the frontage and parking area.

The landscaping scheme shall accord with the principles established by approved Landscaping Layout Plan 2605-P108 and shall thereafter be implemented in accordance with the approved details.

Reason: To secure an appropriate standard of landscaping to the site frontage, compensate for vegetation lost as a result of the development, maintain the landscaped character of the site and provide appropriate habitat and ecological connectivity, in accordance with Policies CP3 and CP7 of the Core Strategy and Policies CC03, TB21 and TB23 of the Managing Development Delivery Local Plan.

7. Frontage Landscape Implementation and Retention - All planting within the site frontage comprised in the landscaping scheme approved pursuant to Condition 6 shall be carried out in the first planting season following the substantial completion of the development or first occupation of the development, whichever occurs first.

Any tree, hedge, shrub or other planting forming part of the approved frontage landscaping scheme which, within a period of 10 years from the date of planting, dies, is removed or becomes seriously damaged or diseased shall be replaced during the next available planting season with planting of the same species and size as that originally approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory establishment and longer-term retention of landscaping within the site frontage in the interests of the character and appearance of the site and to maintain vegetation of value for biodiversity, including bat foraging and commuting habitat, in accordance with Policies CP3 and CP7 of the Core Strategy and Policies CC03, TB21 and TB23 of the Managing Development Delivery Local Plan.

8. Tree Protection - Prior to the commencement of any development, including site clearance, demolition, excavation or other works capable of affecting retained trees, hedges or shrubs, the tree and vegetation protection measures shown within the submitted Arboricultural Impact Assessment and Method Statement (BS5837:2012) (ref: AAAIA12SO, dated 1st September 2026) and Tree Protection Plan (AATPP12SO), shall be installed in full.

The protection measures shall thereafter be maintained throughout the period of construction works, unless otherwise agreed in writing by the Local Planning Authority.

No retained tree, hedge, or shrub shall be cut down, uprooted or destroyed, nor shall any excavation, level alteration, storage of materials, mixing of materials or movement of construction vehicles take place within an identified protection area other than in accordance with the approved arboricultural information.

Reason: To prevent damage to trees, hedges and other vegetation identified for retention during construction and to safeguard their landscape and ecological value, in accordance with Policies CP3 and CP7 of the Core Strategy, Policies CC03, TB21 and TB23 of the Managing Development Delivery Local Plan.

9. Bat Mitigation - The development hereby permitted shall be carried out in full accordance with the mitigation strategy set out in Section 4.12 of the GS Ecology Ltd Bat Survey of 12 South Drive, Sonning, Reading, RG4 6GB (Reference ECO4092), dated 15 July 2026. The mitigation measures and replacement roosting provisions shall be implemented at the stages specified within the approved mitigation strategy and thereafter retained in accordance with the approved details.

Reason: To safeguard protected species and ensure that appropriate mitigation and replacement opportunities are provided, thereby maintaining the favourable conservation status of bats, in accordance with Policy CP7 of the Core Strategy, and Policy TB23 of the Managing Development Delivery Local Plan.

10. Front Boundary Treatment - Prior to the development proceeding above damp-proof-course level, details of the proposed front boundary treatment, including the front boundary wall and gates, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials and appearance of the proposed front boundary treatment.

The approved front boundary treatment shall be erected in full prior to the first occupation or use of the extensions hereby permitted and shall thereafter be permanently retained and maintained in the approved form.

Reason: In the interests of visual and residential amenity and highway safety, in accordance with Policies CP1, CP3 and CP6 of the Core Strategy.

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.

4. Protected Species Licence - The applicant is advised that this planning permission does not remove the requirement to obtain any separate protected species licence required from Natural England before undertaking works affecting protected species or their roosts. The applicant should ensure that all necessary licences are in place before undertaking the relevant works.

Recommendation and conditions/reasons agreed:



Date: 07/10/26

REMEMBER - The earliest date for a decision on this application is: **12 August 2026**