

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2026

Application Number: 260582

Location: Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ

Proposal: Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.

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 (NL.011 Location Plan), (NL.004 Existing First Floor Plan), (NL.003 Existing Ground Floor Plan), (NL.001 Existing Elevations), (NL.010 Block Plan), (NL.007 Existing Site Plan), (NL.005 Proposed Ground Floor Plan), (NL.006A Proposed First Floor Plan), (NL.009A Existing and Proposed Front Boundary Wall), (NL.002C Proposed Elevations), (NL.008C Site Plan and Visibility Splays received by the local planning authority on 09/03/26, 18/05/26, 17/06/26 and 10/07/26. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by 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. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number NL.008c. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

6. Visibility splay provision

The dwelling/building shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 5 metres from the highway boundary and so as to open away from the highway

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

8. Works are to be carried out in full accordance with the mitigation strategy and biodiversity enhancements given in both Section 5 Method Statement for Planning of the submitted Ecological Survey Report and with all the biodiversity enhancements given in page 7 of the Preliminary Roost Assessment (Arbtech, 16 April 2024)

Within one month of substantial completion of any extension, a short closing-out report demonstrating that all ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist must be issued to the Council.

Reason: The property supports a confirmed bat roost. To ensure that the protected and priority species are not adversely affected by the proposals. Relevant Policy:

Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan Policy TB23.

9. If development hereby approved (to the roof elevation) does not commence within 6 months of the date of the planning consent, the approved bat mitigation avoidance measures given in Section 5 of the Ecological Survey Report (UTE, SPH/ESR-25/29.06, 23 July 2025) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to

i) establish if there have been any changes in the presence and/or abundance of bats or nesting birds and;

ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable. Should conditions at the site for bats change, or as a result of the update bat survey and inspections, the project ecologist concludes that a license for development works affecting bats is required, prior to commencement of development a license issued by Natural England authorising the development to go ahead, or written statement to the effect that Natural England does not consider that the specified

activity/development will require a license, have been submitted to the council.

Thereafter mitigation measures detailed in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

10. Prior to occupation, an external lighting design strategy for biodiversity for designed in accordance with best practise including in accordance with Bats and Artificial Lighting at Night Guidance Note GN08/23 shall be submitted to and approved in writing by the local planning authority. The Strategy shall

a) identify those areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places along important routes used to access key areas or their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. 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.

4. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 30.07.2026

REMEMBER - The earliest date for a decision on this application is: **24 July 2026**