

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 February 2026

Application Number: 252276

Location: 1 Copse Way, Finchampstead, Wokingham, RG40 4EJ

Proposal: Application to vary condition 4 of planning consent 222144 for the proposed conversion of garage to create habitable accommodation, first floor side extension and changes to fenestration. Condition 4 refers to obscure glazing and the variation is to allow obscure glazing with casement window fitted with restricted opening. (part-retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 4 & 9 wording of planning consent 222144 has been altered (condition 9 now 8 under 252276), with condition 8 being removed as bat and bird boxes have been fitted with photographic evidence provided on 02/02/25. A new condition (condition 10) has been added which refers to window restrictor. All other conditions of planning permission 222144 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 the original permission 222144.

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 2018-100 Rev A, 2018-101, 2018-200 Rev B, 2018-201 Rev B, 2018-203 Rev A & email regarding details on window and restrictor received by the local planning authority on 23/09/25 & 06/12/25. 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, 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. Obscure glazing - The two en-suite windows in the side elevation of the development facing 25 Carolina Place shall be installed in accordance with the window specifications from Castle Windows set out in the email dated 06/12/25. The windows shall be fitted with obscure glazing and shall be permanently retained as such thereafter. The approved windows shall not be altered or replaced with any other window without prior written agreement from the Local Planning Authority.

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

5. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

7. Works are to be carried out in full accordance with the Bat Mitigation Plan given in the Summary and Section 6 of the submitted Bat Survey Report Phase 1 & 2 (Plan Ecology Ltd, 6 October 2022). Roofing works or roof stripping shall only be carried out between 1 September and 30 April. A licenced bat worker must be onsite during removal of any roofing, tiles, timbers and loft material to ensure an offence under Wildlife and Countryside Act (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended) is not committed. Only Type 1 bitumen roofing felt will be used. All contractors working on site should be made aware of the Bat Mitigation Plan and provided with the contact details of a relevant ecological consultant. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and the Ecologist contacted before works can proceed.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals.

8. The development hereby approved shall not include any additional external lighting beyond that which lawfully exists at the site at the date of this permission. No new or replacement external lighting shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority, demonstrating that the lighting would not have an adverse impact on biodiversity.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals.

9. Restriction of permitted development rights - 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 additional windows or similar openings shall be constructed in the first floor level or above in the front and both side elevation of the building and extension hereby permitted except for any which may be shown on the approved drawing(s).

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

10. Within one month of the date of this permission, the window restrictor detailed within the email submitted on 06/12/25 (Jackloc The Perma Window Restrictor Black 200mm) shall be installed on the two en-suite windows in the side elevation facing 25 Carolina Place, restricting the opening of the windows 200mm only. The restrictor shall be retained and maintained in full working order for the lifetime of the development.

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

Informatives

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. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 4 February 2026

REMEMBER - The earliest date for a decision on this application is: **4 November 2025**