

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 September 2024

Application Number: 241863

Location: Catkins, 2 Betty Grove Lane, Sindlesham, Wokingham, RG41 5DR

Proposal: Householder application for proposed single storey rear extension and changes to fenestration.

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 24/CBG/01, 24/CBG/02, 24/CBG/031, 24/CBG/032, 24/CBG/04, 24/CBG/05, 24/CBG/06, 24/CBG/07, 24/CBG/081, 24/CBG/082, 24/CBG/09, 24/CBG/10 & 24/CBG/11 received by the local planning authority on 24/07/24. 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. 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 side south-west elevation of the building 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.

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

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

6. The development hereby approved shall be carried out in full accordance with the recommendations and biodiversity enhancement opportunities measures provided in Section 5 of the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R3311/b, September 2023). A short report documenting the full implementation of the bat mitigation and the ecological enhancements shall be submitted to the local planning authority within one month of substantial completion of the development hereby approved.

Reason: To ensure maintenance if the favourable conservation status of bats and that protected species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

7. The development hereby approved shall be implemented strictly in accordance with the recommendations/measures stated in the supporting document- Great Crested Newt Habitat Assessment, JohnWenman Ecological Consultancy.

Reason: To minimise the impacts of development on biodiversity, in

accordance with Wokingham Borough Council's Local Plan, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

3. 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.

4. The applicant is reminded that, under the Conservation of

Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place;

deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Wokingham Borough Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

Recommendation and conditions/reasons agreed: *MC*

Date: 06.09.2024

REMEMBER - The earliest date for a decision on this application is: **15 August 2024**