

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 27 April 2026

**Application Number:** 260469

**Location:** 346 Wokingham Road, Earley, Wokingham, RG6 7DE

**Proposal:** Retrospective application for the erection of a two-storey side extension and a single-storey front extension.

**Recommendation:** Approve

### **Conditions and/or Reasons**

1. Approved details - This permission is in respect of the submitted application plans and drawings labelled/numbered Location Plan, KD-21-346WR-P.100-00.1, KD-21-346WR-P.100-01.1, KD-21-346WR-P.100- 01.2, KD-21-346WR-P.100-02.1 & KD-21-346WR-P.100-02.2 received by the local planning authority on 24/02/26 & 02/03/26. 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.*

2. 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.*

3. Within one month of the date of this decision at least one 1FQ Schwegler (or equivalent) bat box shall have been erected on the southeastern end wall at not less than 4.5m and away from artificial light sources. The biodiversity enhancements shall thereafter be permanently retained.

*Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals and incorporate biodiversity in developments in accordance with paragraph 187 of the 2024 NPPF. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.*

### **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.



Recommendation and conditions/reasons agreed:

Date: 24 April 2026

**REMEMBER** - The earliest date for a decision on this application is: **23 March 2026**