

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 April 2026

Application Number: 260521

Location: 20 Highway, Crowthorne, Wokingham, RG45 6HE

Proposal: Householder application for proposed erection of single storey outbuilding.

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 (251537/01), (251537/02), (251537/04A), received by the local planning authority on 02/03/2026. 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. Protection of trees

a) No development or other operations shall take place except in complete accordance with the details within the Arboricultural Method Statement by Jim Green of ArbTech and dated 27 February 2026 including notes indicated within the Tree Protection Plan (Ref: Arbtech TPP 01, Feb 2026) (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use

of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavation for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

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. The application site for this proposed development falls within an area of archaeological significance and has the potential for Roman remains. This is due to its proximity to the Roman road, known as The Devils Highway, which runs roughly along the southern boundary of the property. There is the possibility for artefacts related to the road or to associated roadside settlement/activity to remain underground. Further information regarding the archaeology in the area can be found online at www.heritagegateway.org.uk/gateway/

Archaeological remains may be damaged by any necessary ground disturbance, therefore you are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered. Details of archaeological finds will be added to our Historic Environment Record (HER), an online database of local archaeological sites, finds, and historic buildings within our area, which includes Bracknell Forest, Reading, Slough, Windsor and Maidenhead, and Wokingham.

It is helpful if you can email Berkshire Archaeology with details of the context of the find, along with a photograph of the artefact or structure, including something in the shot to help give an idea of scale.

E-mail: info@berkshirearchaeology.org.uk

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 24/04/26

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