

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 October 2025

Application Number: 251072

Location: 8 Grove Close, Wokingham, RG40 3NA

Proposal: Householder application for the proposed erection of a part single part two storey rear/side extension following demolition of existing single storey rear and side extensions, plus installation of a new canopy roof over existing porch.

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 LB/PG/003 and Site Plan received by the local planning authority on 5th May 2025 and LB/PG/004 Rev A, LB/PG/007 Rev A and LB/PG/008 Rev A received by the local planning authority on 23rd October 2025. 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

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 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. Unless otherwise previously agreed in writing by the council works are to be carried out in full accordance with the proposals, recommendations given in Section 8.2.3 - 8.2.6 of the submitted Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref S2986_PRA_a, June 2026).

Reason: To ensure that biodiversity, 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.

5. Prior to the commencement of development, details of biodiversity enhancements, to include integral bat boxes, bricks or access tiles or in the buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To ensure that wildlife and priority species are not adversely affected by the proposals and incorporate biodiversity in and around developments. Relevant policy: Paragraph 187 of the NPPF, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

6. Prior to the commencement of the development a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/23 Bats and Artificial Lighting at Night' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To protect biodiversity. Relevant policy: NPPF Section 15 and paragraph 198 and Local Plan policies CP1, CP3 CP7 and MDD TB23.

Informatives

1. 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.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. 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:

- amended plans being submitted to address concerns relating to neighbour amenity.

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:

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

Date: 23/10/25

REMEMBER - The earliest date for a decision on this application is: **1 July 2025**