

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 October 2024

Application Number: 242209

Location: 28 Holmbury Avenue, Crowthorne, Wokingham, RG45 6TQ

Proposal: Householder application for the proposed conversion of loft space above the garage into habitable space, plus the installation of 2no. dormers.

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 titled/numbered (Location Plan) (PP-09) (PP-08) (PP-06) (PP-10) (PP-05) (PP-07) received by the local planning authority on 29/08/2024. 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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the application form, 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. The development hereby permitted shall be carried out in accordance with the Avoidance Measures given in section 7.2.1 of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, ref: R2744_PRA_a, September 2024).

Reason: To ensure that protected species are not adversely affected by the proposal.
Relevant policy Core Strategy policy CP3 and CP7.

5. Tree protection

To protect the roots, canopy and longevity of the protected trees subject to TPO 0898-1997 within the site, a connected line of Heras, or fencing to that standard, shall be erected around the edges of the tree root protection areas during construction.

No excavations 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 the area designated as being fenced off i.e. between the fence and the trees.

The fencing shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed are from the site.

Reason: To secure the protection throughout the time that the development is being carried out of the TPO trees growing within the site. 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. 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.

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. 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.



Recommendation and conditions/reasons agreed:

Date: 18 October 2024

REMEMBER - The earliest date for a decision on this application is: **24 September 2024**