

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 October 2025

Application Number: 252040

Location: 82 Wargrave Road, Twyford, Wokingham, RG10 9PJ

Proposal: Householder application for the proposed erection of single storey rear and side extension and rear balcony, following demolition of existing conservatory, replacement dormer to front, replacement fascias, soffits and changes to fenestration (part-retrospective).

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 PL.1200 Rev A, PL.1201 Rev A, PL.1210 Rev A, GA.1300, GA.1301, GA.1302, GA.1310 Rev B, GA.1311 Rev B, GA.1312 Rev A, GA.1500, GA.1501, GA.1510 & GA.1511 Rev A received by the local planning authority on 27/08/25 & 01/09/25. 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

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

4. Within three months of the date of this decision there shall be submitted to and approved in writing by the local planning authority a protected species mitigation scheme (including a timetable for its implementation) to include bat cavity box integrated into the building and crevice box on or around the building, enhancement for Stag beetle and invertebrates, and native and wildlife-friendly tree and shrub planting. The scheme as approved shall be implemented in accordance with the approved timetable. The biodiversity enhancements shall thereafter be installed, implemented, maintained and permanently retained as approved.

Reason: To incorporate biodiversity and ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 and Section 15 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

5. Landscaping- Within three months of the date of this decision there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in full accordance with the approved details in the first planting and seeding seasons following the grant of planning permission. Any trees or plants which, within a period of 5 years of the occupation of the extension building in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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.

6. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed,

uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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.

7. At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning. All external lighting must be 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 clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 and Section 15 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery 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.

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. 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.



Recommendation and conditions/reasons agreed:

Date: 23 October 2025

REMEMBER - The earliest date for a decision on this application is: **22 September 2025**