

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 March 2026

Application Number: 253035

Location: Arlington, Basingstoke Road, Spencers Wood,
Wokingham, RG7 1AE

Proposal: Householder application for the proposed erection of a single storey rear extension, a two-storey side extension over the existing garage, conversion of the existing loft space to create additional habitable accommodation facilitated by the removal of 2 no. chimneys on the rear elevation, 2 no. rooflights and 1 no. pitched roof dormer to the front elevation, and 1 no. flat roof dormer to the rear elevation (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 (Arlington:100 RevP2), (DP7a:020 RevP2), (Arlington:101 RevP1), (Arlington:102 RevP1), received by the local planning authority on 12/12/2025, 18/02/2026 & 03/03/2026. 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 - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance

with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section - see informative below).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

6. Within three months of the date of this decision a scheme for biodiversity enhancements, to include at least one Habitat bat tube (or similar equivalent) into the building, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation. The biodiversity enhancements shall thereafter be installed and maintained as approved.

Reason: To incorporate enhancements and to ensure that priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

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.

5. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

Recommendation and conditions/reasons agreed:



Date: 03/03/26

REMEMBER - The earliest date for a decision on this application is: **2 March 2026**