

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 October 2026

Application Number: 261934

Location: 40 Linkway, Crowthorne, Wokingham, RG45 6ES

Proposal: Householder application for the proposed extension to garage forming additional parking bay, increase driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.

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 named Existing and Proposed Site Plan received by the local planning authority on 14th August 2026 and Existing and Proposed Floor Plan Rev A and Existing and Proposed Elevations Plan Rev A received by the local planning authority on 18th August 2026. 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. Retention of trees and shrubs

The existing trees, shrubs and hedges shown as retained, and the proposed planting shown on the approved Landscape Plan – Existing and Proposed, drawing 01, dated 13 August 2026, shall be retained and implemented in accordance with that plan. All new planting shall be carried out during the first planting season following substantial completion of the development. Any retained or newly planted tree, shrub or hedge

that is removed, uprooted, destroyed, dies or becomes seriously damaged or defective within five years of completion of the development shall be replaced during the next available planting season with a plant of the same species and an appropriate size, unless an alternative has first been approved in writing by the local planning authority.

Reason: To safeguard the landscaped character of the site and the amenity contribution of retained and proposed vegetation, in accordance with Core Strategy Policy CP3 and MDD Policy CC03.

5. Lighting

No new external lighting shall be installed on the extended garage or within its immediate surroundings unless details of its position, design, luminance, direction, hours of operation and measures to avoid illumination of retained trees, hedges and potential bat habitat have first been submitted to and approved in writing by the local planning authority. Any lighting shall thereafter be installed and operated only in accordance with the approved details.

Reason: To avoid illumination of potential bat habitat and retained boundary vegetation and thereby minimise disturbance to protected and priority species, in accordance with Core Strategy Policies CP3 and CP7 and MDD Policies CC03 and TB23.

Informatives

1. 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.

2. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Recommendation and conditions/reasons agreed:



Date: 09/10/26

REMEMBER - The earliest date for a decision on this application is: **9 September 2026**