

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2025

Application Number: 250524

Location: Elmhurst, Basingstoke Road, Spencers Wood,
Wokingham, RG7 1AP

Proposal: Householder application for the proposed erection of a
single storey outbuilding for ancillary use.

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 Design Layout Plan - 1 and Site Plan received by the local planning authority on 24/4/25 and 5/3/25 respectively. 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. Protection of trees

The outbuilding shall be installed with ground screws as is set out in the submitted document plans and not full foundations.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

5. The use of the outbuilding hereby permitted shall only be used for ancillary residential accommodation linked to the main dwellinghouse and at no point shall be occupied, used, rented, sold or let as a self contained independent dwelling.

Reason: To ensure the building remains an ancillary building to the main dwellinghouse.

6. No Kitchen, kitchenette or cooking facilities shall be installed in the outbuilding at any time.

Reason: To ensure the building remains an ancillary building to the main dwellinghouse.

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. 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: *MC*

Date: 01.05.2025

REMEMBER - The earliest date for a decision on this application is: **27 March 2025**