

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 December 2025

Application Number: 252342

Location: Longwater, Longwater Lane, Finchampstead, Wokingham, RG40 4NR

Proposal: Householder application for the proposed erection of a first-floor rear extension with balcony, front dormer extension, alterations to roof and changes to fenestration.

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 – 03, PL – 04, PL – 05 and PL – 06 received by the local planning authority on 30th September 2025 and PL – 01 Rev A received by the local planning authority on 10th November 2025. 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. No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy of the licence (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) and the approved mitigation strategy have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be implemented and maintained in accordance with the approved details.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

5. Works are to be carried out in full accordance with the protected species Site Enhancements recommended in Section 5.2 of the Preliminary Roost Assessment (Elite Ecology, Final Report V1 28 May 2025). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure no adverse impacts and secure benefits for protected and priority species are not adversely affected by the proposals. Relevant policy: Paragraph 187 of the NPPF, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

6. No removal of trees or shrubs, brambles, ivy and other climbing plants, or works to buildings or structures that may be used by breeding birds shall take place between 15 February and 15 September inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that 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. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within 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.

8. Prior to occupation a 'lighting design strategy for biodiversity' for designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats, birds and invertebrates and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be

clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: NPPF Section 15 and paragraph 198. Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

9. Privacy Screens

Prior to occupation, the balustrades shall be installed in accordance with the details included in approved drawings dated 30 September 2025 and numbered PL - 06 and shall be retained permanently in the approved form for the lifetime of the development.

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

Informatives

1. 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.

2. 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: 27/11/25

REMEMBER - The earliest date for a decision on this application is: **3 November 2025**