

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 October 2026

Application Number: 261956

Location: Brookside, Forest Road, Binfield, Wokingham, RG40 5SA

Proposal: Householder application for the proposed erection of a two-storey front extension, part single storey part two storey side/rear extension including the erection of an internal ancillary annexe, following demolition of existing conservatory, partial demolition of existing garage and removal of first-floor roof above 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 numbered (BFR-P-02), (BFR-P-03), (BFR-P-04), received by the local planning authority on 26/08/2026. 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 - 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 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. Drainage Details - Prior to construction above damp-proof course (DPC), details of the existing drainage system, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented in prior to first

occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: National Planning Policy Framework (2026) Policies F7 (Ensuring development is safe from flooding) and F8 (Sustainable drainage systems and watercourses), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.

5. Arboricultural Method Statement - Prior to construction above damp-proof course (DPC), a revised Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The revised details shall include:

- a) Measure for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012;
- b) Details of the location and arrangements for contractor parking, deliveries and a contractor compound during construction; and
- c) Full details of the proposed hard surfacing and/or ground protection within the Root Protection Area of trees T11 and T12.

The development shall thereafter be carried out in full accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The approved tree protection measures shall be installed prior to the commencement of development and shall be retained for the duration of construction works.

Reason: To secure the protection throughout the construction period of trees, shrubs and hedges growing within or adjacent to the site which are of amenity value to the area. Relevant policies: Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21.

6. Landscaping and Replacement Planting - Prior to construction above damp-proof course (DPC), a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Replacement planting for the pear tree (T5) to be removed as part of the development;
- b) Enhancement of the existing hedgerow along the Forest Road frontage through the provision of an additional row of planting to the rear of the existing hedge;
- c) Details of the amelioration of the existing frontage hedge through the application of good quality mulch;
- d) The planting of 2-3 native trees within the front part of the site, set back within the western side of the site; and
- e) Details of species, planting sizes, spacing, numbers/densities and an implementation timetable.

The approved landscaping shall be carried out in the first planting and seeding season following completion or occupation of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective shall be replaced in the next planting season with others of a similar species and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure appropriate replacement and enhancement planting within the site. Relevant policies: Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21.

7. Bat Mitigation - The development hereby permitted shall be carried out in full accordance with the bat mitigation measures set out in Section 4.10 of the approved Bat Survey (GS Ecology Ltd, reference ECO3951b, dated 4 August 2026), including the provision and retention of the replacement bat roosting features specified therein. Prior to any works affecting features identified within the Bat Survey as having potential to support roosting bats:

a) The replacement bat box specified within the Bat Survey shall be installed in the location and manner specified within that report; and

b) The relevant works shall be undertaken under ecological supervision and in accordance with the working methods specified within the Bat Survey.

The two replacement bat access features specified within the Bat Survey shall be incorporated into the completed development prior to its first occupation and shall thereafter be permanently retained and maintained for their intended purposes.

No external lighting shall be installed which directly illuminates the replacement bat roosting features or their access points.

Reason: To safeguard protected species and to ensure that appropriate mitigation and replacement roosting opportunities are provided following the loss of the identified bat roost.

8. Ancillary Accommodation - The annexe accommodation hereby permitted shall be occupied only for purposes ancillary to the residential use of the dwellinghouse and shall not be occupied as a separate or independent dwellinghouse. The annexe shall not be sold, let, leased or otherwise disposed of separately from the main dwellinghouse.

Reason: To ensure that the accommodation remains ancillary to the existing dwellinghouse and does not result in the creation of a separate residential planning unit, having regard to the location of the site within the countryside.

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. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

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. Protected Species Licence - The applicant is advised that the submitted Bat Survey identifies the presence of a bat roost which would be affected by the development. A protected species licence from Natural England may therefore be required before undertaking any works which would affect the identified roost. The grant of planning permission does not remove the requirement to comply with the Conservation of Habitats and Species Regulations 2017 and other relevant protected species legislation.

5. 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.

6. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Recommendation and conditions/reasons agreed:



Date: 02/10/26

REMEMBER - The earliest date for a decision on this application is: **17 September 2026**