

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 January 2026

Application Number: 252784

Location: Stanlake Farm Cottage, Waltham Road, Twyford, RG10 0AF

Proposal: Householder application for the conversion of existing outbuildings into ancillary habitable accommodation with erection of a link extension 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 04, 05B, 08A, 10B, Section 8 of 'Ecological Survey Report (Bats)' (Urban Tree Experts, Ref: SPH/ESR-25/07.09, 10 October 2025) and 'Site Location Plan' received by the local planning authority on 13/11/2025, 14/11/2025 and 17/11/2025. 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. Notwithstanding the details as submitted, prior to the installation of the new external door windows for the hereby conversion of the outbuildings to ancillary residential accommodation, joinery details and finishes of the new exterior doors and windows shall be submitted to and approved in writing by the local planning authority. The joinery details shall provide measured drawings of the windows (including shutters where intended) and exterior doors (including door surround), at a scale of 1:10, including vertical and horizontal cross-sections at the same scale, with glazing bar and moulding details shown at 1:2 scale. The new exterior door and windows shall then be installed in accordance with the details as approved prior to commencement of the use as ancillary accommodation.

Reason: In the interests of visual amenity and to safeguard the setting of heritage asset. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Ancillary accommodation - The development hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

5. Restriction of permitted development rights

Notwithstanding the provisions of Class E of Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no improvement or other alterations to the buildings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and setting of the area.

Relevant policy: Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy TB21 and TB24.

Informatives

1. 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.

2. 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.

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.

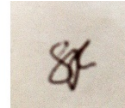
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Existing Plan submitted following request.
- A Parking Plan submitted following request.

- A Green Belt Planning Statement submitted following request.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 9.1.26

REMEMBER - The earliest date for a decision on this application is: **18 December 2025**