

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 September 2026

Application Number: 260005

Location: 30 Byron Road, Twyford, Wokingham, RG10 0AE

Proposal: Householder application for the proposed erection of a part single storey part first floor rear extension including modifications to the roof and external materials 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 (25607-101 Existing Plans and Elevations), (25607-102 Proposed Plans and Elevations), (25607-103 Site and Location Plan), received by the local planning authority on 02/01/26 and 20/01/26 . 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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, or the site has been registered under a bat Mitigation Class Licence with an approved mitigation strategy. Thereafter, the approved mitigation measures shall be implemented and maintained in accordance with the approved details.

Reason: to ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

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 advised that any external lighting should be designed and installed in accordance with best practice guidance, including the Bats and Artificial Lighting at Night (Guidance Note GN08/23).
3. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.09.2026

REMEMBER - The earliest date for a decision on this application is: **2 September 2026**