

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 31 January 2025

Application Number: 242962

Location: St Sebastian's C Of E Primary School, Nine Mile Ride, Wokingham, RG40 3AT

Proposal: Full application for existing flat roof finishes to be replaced with new, to match existing style. Existing pitched roof to have all existing tiles removed and replace with new, to match existing style with two bat access tiles to be installed.

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 (6723 1000 P/0) (6723 2002 P/0) (6723 2001 P/1) (6723 3001 P/0) received by the local planning authority on 25/11/2024 & 13/12/2024. 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 development 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. Prior to the commencement of the development hereby approved, a licence for development works affecting bats shall be obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) and the approved Mitigation Strategy have been submitted to the local planning authority.

Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure bats, a protected species, are not adversely affected by the proposal. Relevant Policies: CP7 of the Core Strategy & TB23 of MDD Local Plan.

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 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 27 January 2025

REMEMBER - The earliest date for a decision on this application is: **4 January 2025**