

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 June 2026

Application Number: 253129

Location: Oaklands Farm, Forges Lane, Finchampstead, Wokingham, RG27 0RB

Proposal: Householder application for the proposed extension, alteration and remodelling of property, including raising the roof and additional first floor, along with single storey rear, and two storey side/front extension with outbuilding, mobile home and garage demolished to be replaced by new detached garage/games room building, alterations to existing car port and existing track leading to rear paddock reshaped & resurfaced.

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 001 REV B, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011 and 012 received by the local planning authority on 22/12/25 and 21/01/26. 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy 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 and approved mitigation strategy, (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence or Bat Earned Recognition Class Licence) have been submitted to the council. Thereafter the approved mitigations measures shall be maintained in accordance with the approved details.

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.

5. Prior to works proceeding beyond the slab level of development detailed wildlife-sensitive lighting proposals designed in accordance with best practice including Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The proposals 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 biodiversity, 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.

6. The garage/games room and home gym outbuildings hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site and shall not be used, sold or sub- let as separate dwelling.

Reason: To prevent a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the neighbouring residential amenities, character of the area in accordance with Core Strategy Policies CP1, CP3, CP4, CP11 and Managing Development Delivery Local Plan Policies CC01, TB07.

Informatives

1. 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.

2. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

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. This planning application has been the subject of positive and proactive discussions.

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.

4. 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.

5. This permission does not convey or imply any approval or consent for protected species required under The Wildlife and Countryside Act 1981 as amended) or The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact an ecological consultant contacted for further before works can proceed.

Recommendation and conditions/reasons agreed:



Date: 01/06/26

REMEMBER - The earliest date for a decision on this application is: **11 February 2026**