

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 March 2025

Application Number: 250090

Location: 1 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD

Proposal: Application to vary condition 2 of planning consent 232790 for the householder application for the proposed first floor extension above the garage to create habitable accommodation along with changes to fenestration. Condition 2 refers to the approved details and the variation is to make changes and amendments to fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (J001956 A0_01) & (J001956 A0_00 RevA), received by the Local Planning Authority on 13/11/2023 & 27/11/2023 (as part of application 232790). Plans and drawings numbered (J001956 A2_02 RevA), (J001956 A2_03 RevA), (J001956 A2_07), (J001956 A2_09), received by the Local Planning Authority on 17/01/2025, 23/01/2025 & 28/01/2025.

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.

All other conditions of planning permission 232790 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 232790.

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. See above.

Reason: See above.

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 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. Bat Mitigation

Works are to be carried out in accordance with the recommendations in section 4 of the submitted Preliminary Roost Assessment (Arbtech, 3 November 2023) unless otherwise agreed in writing by the council.

Reason: Maintenance of the favourable conservation status of bats and ensure that protected and priority species, are not adversely affected by the proposals. Relevant policy the NPPF Section 15 and paragraph 191, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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.

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.

Recommendation and conditions/reasons agreed:



Date: 14/03/25

REMEMBER - The earliest date for a decision on this application is: **10 February 2025**