

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 27 January 2026

Application Number: 252691

Location: Moyle House, Fleet Hill, Finchampstead, Wokingham, RG40 4LJ

Proposal: Householder application for the proposed erection of a First floor front extension. Two storey side extension. Two storey side rear extension following conversion of garage to create habitable accommodation. Changes to fenestration to include 2no. Juliet balconies. Raising of the roof to create more space on the first floor. Two storey rear extension to include rooflights. Plus erection of detached double garage following demolition of existing.

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 'Proposed Elevations and Section - Rev A', 'Site Plan and New Garage Details - Rev A', 'Proposed First and Second Floor Plans', 'Proposed Ground Floor Plan' and 'Location Plan' received by the local planning authority on 04/11/2025 and 25/11/2025. 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. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of 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. The development hereby consented shall be carried out in strict accordance with the mitigation and protection measures outlined within the submitted Arboricultural Impact Assessment ref ATS0783 prepared by Agenta dated October 2025.

Reason: In the interests of protecting on site trees and landscape features. Relevant policy: CP1 and CP3 of the Core Strategy (2010) and CC03 and TB21 of the MDD Local Plan (2014).

5. No works shall commence until a European protected species 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) have been submitted to the council. Thereafter the approved mitigations measures shall be maintained in accordance with the approved details.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

6. At no time shall any forms of external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning and unless it is in accordance with the recommendation Guidance Note 08/23 Bats and Lighting at Night (BCT/ILP).

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. 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.

2. 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: 23.01.2026

REMEMBER - The earliest date for a decision on this application is: **16 December 2025**