

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 February 2026

Application Number: 252856

Location: 297 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NL

Proposal: Householder application for the proposed erection of 1no. detached outbuilding to form an annex.

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:

A1/464/02 - Proposed Plans & Elevations

A4/464/11 - Proposed Site Plan

11 - Proposed Ground Floor Plan

12 - Proposed Roof Plan

101 - Structural Detail

102 - Structural Detail

103 - Structural Detail

Received by the local planning authority on 19/11/2025. 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. Materials - The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy

4. Foundation Design (Pile & Beam) - No development or other operations shall take place until a site- specific pile and beam foundation design by a structural engineer for the garage hereby permitted, has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

6. Construction within the Root Protection Area - No development or other operations shall take place until engineer- designed specifications and drawings for the new structures, hard surfacing and hard landscaping within the root protection area of the retained trees hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The new structures, hard surfacing and hard landscaping are to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works, which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012, has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the details as so approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works, including external works, have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval in writing of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. No development shall take place until a revised Arboricultural Method Statement, based on the Arboricultural Impact Assessment dated January 2023 has been submitted and approved. The development shall thereafter be carried out in accordance with the approved AMS.

Reason: To ensure the protection of retained trees during construction, in the interests of amenity and landscape character, in accordance with Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21.

9. Ancillary accommodation - The extensions and alterations hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

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

Recommendation and conditions/reasons agreed:



Date: 06/02/2026

REMEMBER - The earliest date for a decision on this application is: **10 January 2026**