

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 January 2026

Application Number: 252811

Location: 16 Aggisters Lane, Barkham, Wokingham, RG41 4DN

Proposal: Householder application for the proposed raising and modification of the roof to create first floor accommodation and erection of a part single part two storey front extension, a part first floor part two storey side extension and conversion of the garage to habitable accommodation, plus changes to fenestration and external materials, installation of a front canopy roof and erection of a detached double garage.

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 and titled 01 REV B, Location Plan and Site Block Plan received by the local planning authority on 16/11/2025 and 19/01/2026. 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 otherwise shown on the approved drawings, the materials used in the construction of the external surfaces of the extensions and detached garage hereby permitted shall match those specified in the approved details. Any minor variations must be agreed in writing with the Local Planning Authority prior to implementation.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Planting shall be carried out in accordance with the approved plan titled (Proposed Hard and Soft Landscaping Plan for Frontage of 16 Aggisters Lane) received by the Local Planning Authority on 19/01/2025, during the first available planting and seeding season following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 22.01.2026

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