

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 26 January 2026

Application Number: 252634

Location: 44 Proctors Road, Wokingham, Wokingham, RG40 1RP

Proposal: Householder application for the proposed double-storey front, side and rear extension, single-storey rear sunroom, changes to fenestration, insertion of 1no. roof lantern and 2no. rooflights.

Recommendation: Refused

Reasons

1. The site has potential for bat roosts and insufficient information has been submitted to demonstrate that bats would not be negatively impacted by the proposed development, contrary to Core Strategy policies CP3 and CP7, Managing Development Delivery Local Plan policy TB23, Section 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017 (as amended).

Informatives

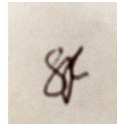
1. This decision is in respect of the drawings and plans numbered 44/01B, 44/02A, 44/04A, 44/05, 'Location Plan' and 'Site/Block Plan' received by the Local Planning Authority on 28/10/2025 and 01/12/2025 and the preliminary bat assessment (Leigh-Ann Barran Ecology, PRA, July 2025).

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- A revised Location Plan was submitted following request.
- A revised Site Plan was submitted following request.
- An amended CIL Form was submitting following request.
- Discussion between the applicant, planning officer and council's ecologist relating to the recommended emergence bat survey.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 23.1.26

REMEMBER - The earliest date for a decision on this application is: **22 December 2025**