

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 September 2026

Application Number: 261598

Location: 127 Wilderness Road, Earley, Wokingham, RG6 5RD

Proposal: Householder application for the proposed erection of first floor pitched roof rear extension following removal of existing first floor flat roof areas, 2no. Chimneys and side dormers plus removal of part of the existing garage. Installation of solar panels and rooflights.

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 PL01, PL07, PL08 and PL09 received by the local planning authority on 7th July 2026 and PL10 Rev A and PL11 received by the local planning authority on 8th September 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 otherwise agreed in writing by 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. Ecology

The development shall be carried out in full accordance with the mitigation and enhancement measures in the Integrated Roosting Features section on page 13 of the Phase 2 Bat Emergence Survey prepared by Dr Jonty Denton and dated June 2026. All roof, dormer and hanging-tile works shall be completed within 12 months of the date of the emergence survey, unless an updated bat survey and any necessary

revised mitigation measures have first been submitted to and approved in writing by the local planning authority. The approved integrated roosting features shall be installed before completion of the roof works and retained thereafter. Within one month of completion of those works, a report prepared by a suitably qualified ecologist, including photographs confirming implementation, shall be submitted to the local planning authority.

Reason: To avoid harm to protected species and secure appropriate biodiversity mitigation and enhancement in accordance with Core Strategy Policies CP3 and CP7, MDD Policy TB23 and the National Planning Policy Framework 2026.

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.

Recommendation and conditions/reasons agreed:



Date: 08/09/26

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