Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended)

Wokingham

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

24 Falstaff Avenue

Address Line 2

Earley

Address Line 3

-

Town/City

Reading

County

Wokingham

Postcode

RG6 5TQ

Description of site location must be completed if postcode is not known:

Easting (x)

473693

Northing (y)

170974

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

S

Surname

Gupta

Company Name

-

Address

Address Line 1

24 Falstaff Avenue

Address Line 2

Earley

Address Line 3

Stanton Fitzwarren

Town/City

Reading

County

Wokingham

Country

-

Postcode

RG6 5TQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

M

Surname

Makin

Company Name

Home Plan Design Services

Address

Address Line 1

27b High Street

Address Line 2

Highworth

Address Line 3

-

Town/City

Swindon

County

Wiltshire

Country

-

Postcode

SN6 7AG

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of the Proposal

Description of Approved Development

Erection of two-storey side extension, raising of roof, 1no. rear roof dormer with 3no. Juliet balconies, loft conversion, 4no. rooflights and changes to fenestration.

Reference Number

261636

Date of Decision

22/09/2026

Condition Numbers

5, 6

Has Development Started

◯ Yes

⊘ No

Has Development Been Completed

◯ Yes

⊘ No

Part Discharge of Conditions

Seeking Partial Discharge

- [x] Yes
- [ ] No

Partial Discharge Condition Details

For Condition 5., the pre-commencement element, namely: "Within 2 months of the date of this decision a detailed bat mitigation and enhancement strategy which includes details of timing, ecological supervision, careful removal of roof tiles by hand, and details of two integral bat bricks (such as Habitat 001 or functional equivalent) shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and permanently retained in accordance with the timetable and approved scheme of enhancements." The latter part of Condition 5. (as follows) shall be discharged following substantial completion of the development: "Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Discharge of conditions

Discharge Details

For Condition 5., Bat Mitigation Strategy, including details concerning the proposed bat bricks, the careful removal of roof tiles and working practices. .

For Condition 6., External Lighting Statement, which confirms in writing that all existing external lighting shall be removed and no new external lighting shall be installed at the application site, and that this shall be permanently maintained thereafter.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Agent

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby submit this Application for Approval of Details Reserved by Condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☑ I / We agree to the outlined declaration

Signed	Date
M Makin	10/11/2026