

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2026

Application Number: 252167

Location: 11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD

Proposal: Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding, plus the conversion of the garage and a single storey extension to the side and rear of the garage (part retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (01 RevA), (02 RevB), (04 RevF), (05 RevD), (06 RevA), (07), received by the local planning authority on 19/11/2025, 14/05/2026 & 06/07/2026. 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.

2. External materials - Except where stated otherwise on the approved drawings and application form, 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 other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

3. Protection of Breeding Birds During Construction - No removal, planting or impact of hedgerows and trees shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure this protected species is not impacted by the development and in keeping with national legislation Countryside and Wildlife Act 1981.

4. Compliance with existing detailed biodiversity method statements, strategies, plans and schemes - All ecological measures and/or works shall be carried out in accordance with the details contained within Preliminary Ecological Appraisal and Roost Assessment, (Arbtech, 27th May 2026) and the Proposed Ground Floor Plan (Archytas Ltd, August 2025) as submitted with the planning application and agreed in principle by the Local Planning Authority. Within 6 months of the completion of development, the applicant shall submit to the Local Planning Authority photographic evidence demonstrating that all approved ecological measures and enhancements (including hedgerow planting and biodiversity features) have been fully implemented in accordance with the approved details. The submitted evidence shall be approved in writing by the Local Planning Authority.

Reason: Compliance with Wokingham Borough Development Plan Policy TB23 and the NPPF Chapter 15.

5. Landscaping - The landscaping shown on the approved Proposed Ground Floor Plan (04 RevF) shall be carried out in full during the first planting and seeding season following the completion of the development, or in accordance with a programme to be first agreed in writing by the Local Planning Authority.

Any trees, shrubs or hedgerow plants which, within a period of 5 years from the date of planting, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate planting in the interests of visual amenity and

to ensure the successful establishment of the approved landscaping. 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:



Date: 31/07/26

REMEMBER - The earliest date for a decision on this application is: **3 June 2026**