

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 August 2026

Application Number: 252649

Location: 121 The Hawthorns, Charvil, Wokingham, RG10 9TT

Proposal: Householder application for the proposed erection of a two-storey front extension, part first floor side and rear extension and changes to fenestration.

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 AMB/01B received by the local planning authority on 23rd October 2025 and AMB/04A, AMB/05A and AMB/06A received by the local planning authority on 4th February 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. Bats

Prior to the commencement of the development, details of biodiversity enhancements, to include at least one Vivara Pro Build-in Woodstone Bat Tube (or similar equivalent on the southwestern side elevation of the new extension shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and permanently retained.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the 2024 NPPF. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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: 31/07/26

REMEMBER - The earliest date for a decision on this application is: **9 February 2026**