

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 4 April 2025

Application Number: 250259

Location: 17 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ

Proposal: Householder application for the proposed single storey rear extension, including the installation of roof lights 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 22412-1/01 Existing and Proposed Floor Plans and Elevations, A4 OS Location Plan 1:1250 scale, and A4 OS Site Block Plan 1:500 scale received by the local planning authority on 03/02/2025. 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. Great Crested Newt Statement

The development hereby approved shall be implemented strictly in accordance with the supporting document Great Crested Newt Statement (Martin Butler Partnership Ltd, dated 6th February 2025).

Reason: Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy,

Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
3. 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.
4. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Recommendation and conditions/reasons agreed: *MC*

Date: 03.03.2025

REMEMBER - The earliest date for a decision on this application is: **28 February 2025**