

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 August 2025

Application Number: 251283

Location: 62 Broadwater Road, Twyford, Wokingham, RG10 0EU

Proposal: Householder application for the proposed erection of a single storey rear extension, a two storey infill extension, a first floor side extension, and a front extension to form a porch, alongside the partial conversion of the existing garage, 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 003 and 004 received by the local planning authority on 29th May 2025 and 005/A received by the local planning authority on 6th August 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.

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 6 August 2025

REMEMBER - The earliest date for a decision on this application is: **24 June 2025**