

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 17 October 2025

**Application Number:** 251813

**Location:** 84 Old Bath Road, Charvil, Wokingham, RG10 9QL

**Proposal:** Householder application for a proposed single storey side and rear extension, following the removal of a tandem garage block.

**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 2519-P100, 2519-P101 and 2519-P103 received by the local planning authority on 29th July 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.

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 site of the proposed development is in an area at risk from flooding, according to maps held by the Environment Agency. The Environment Agency's Indicative Floodplain Maps [IFM] provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding. To find out more information about where your property lies within the floodplain, investigate the Agency's website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk). Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

In accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), the Technical Guidance on the NPPF (Flood Risk) and Managing Development Delivery Local Plan policy CC09 a Flood Risk Assessment (FRA) must be carried out to both address the flood risks posed to and arising from the development and the potential for any mitigation of that risk. Applicants wishing to undertake a FRA should contact the Agency for advice prior to undertaking this study.

In areas at risk of flooding, consideration should be given to the incorporation of flood protection into the design and construction of the development. This may include flood proofing measures such as barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Alternatively, you may wish to consider raising the floor level of the extension to provide a degree of protection to the property. Additional guidance can be found in the Environmental Agency flood protection advice guides.

Recommendation and conditions/reasons agreed:



Date: 15/10/25

**REMEMBER** - The earliest date for a decision on this application is: **20 August 2025**