

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 26 February 2026

Application Number: 253058

Location: Faringdon, Tintagel Road, Finchampstead, Wokingham, RG40 3JJ

Proposal: Householder application for the proposed erection of extensions to the existing bungalow, including alterations to the roof form and associated fenestration, alongside the erection of a detached outbuilding, following the demolition of existing outbuildings.

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 (24-602 004), (24-602 006), (24-602 007/A), (24-602 005/A) & (24-602 003/A), received by the local planning authority on 15/12/2025, 10/02/2026 & 18/02/2026. 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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the application form, 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. No works affecting bat roosts shall commence on site until a licence for development works affecting bats has been obtained and an email from Natural England stating that the site has been registered under the Bat Mitigation Class Licence has been submitted to and approved in writing the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that bats are not adversely affected by the proposals. Relevant policy: NPPF, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

5. The outbuilding hereby approved shall remain in incidental use to the main dwellinghouse and shall not be used for any commercial or non- residential purposes.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

6. The rear balcony hereby permitted shall not be brought into use until a privacy screen measuring a minimum of 1.7 metres in height above the finished floor level has been installed along the northeast / side elevation of the balcony. The privacy screen shall be constructed with obscured glass and permanently retained and maintained as such.

Reason: To protect neighbouring amenities, in accordance with Policy CP3 of the Core Strategy, the Borough Design Guide SPD, and the National Planning Policy Framework.

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.

4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website -

Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

5. This application has been assessed as an extension to an existing dwelling whereby a significant proportion of the dwelling's internal and external walls are proposed to be retained. This decision does not give approval for demolition of the existing dwelling which would require a separate planning permission. Should the property be demolished and rebuilt such works would also trigger the requirement for financial contributions under the Community Infrastructure Level (CIL) to be paid by the applicant for which no self-build relief will be applicable. For more information refer to the Council's website and the relevant CIL pages.

Recommendation and conditions/reasons agreed:



Date: 19 February 2026

REMEMBER - The earliest date for a decision on this application is: **28 January 2026**