

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252239
Site Address:	Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA
Expiry Date:	23 October 2025
Proposal: Application for non-material amendment to planning consent 241870 to allow change of the commencement trigger of condition 4.	

PLANNING HISTORY

Application No.	Description	Decision & Date
241870	Householder application for proposed erection of a two storey side extension, single storey rear extension, followed by changes to fenestration.	Approved 22/10/2024

APPRAISAL

Is the proposed change non-material?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Assessment:

The proposed NMA is to amend the timing trigger for condition 4 (Bat Licence) of planning permission 241870.

At present, condition 4 is a 'pre-commencement' condition that reads:

No works shall commence until a licence for development works affecting bats has been obtained from the Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England demonstrating that the site has been registered under a Bat Mitigation Class Licence) have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be implemented and maintained in strict accordance with the approved details.

The proposal is to amend the trigger of the condition to 'No works shall commence to the main roof of the dwellinghouse'. The condition would therefore read:

No works shall commence to the main roof of the dwellinghouse until a licence for development works affecting bats has been obtained from the Natural England and a copy of the licence and approved mitigation strategy (or an email from Natural England demonstrating that the site has been registered under a Bat Mitigation Class Licence) have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be implemented and maintained in strict accordance with the approved details.

The applicant considers that this would be necessary so that works can start on the lower part of the proposal before proceeding with the main roof areas affected by the bat restrictions.

The Council's Ecology Officer was consulted on this application. They have stated that if the development is undertaken in full accordance with the mitigation compensation proposals detailed in section 7 of the Bat Emergence Survey, and if a copy of the European Protected Species Survey is provided prior to commencement of any works above ground level, there are no ecological objections to the proposal.

Conclusion:

With the above in mind, the change to the condition trigger is acceptable and it will not result in any further potential harm to bats which are a protected species.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Recommendation:	Approve – the change is non-material.
Date:	27 November 2025
Earliest date for decision:	n/a

Recommendation agreed by: (Authorised Officer)	
Date:	28/11/25