

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 December 2025

Application Number: 252535

Location: 71 Dorset Way, Wokingham, RG41 3AL

Proposal: Householder application for the proposed erection of a detached double garage with a dual-pitched concrete tiled roof, incorporating facing brickwork to match the existing dwelling, with aluminium double garage doors to the front elevation, a UPVC window and pedestrian door to the side elevation, and reinstatement of boundary hedging to the north and west boundaries, following the demolition of the existing single garage, shed, garden wall and gate.

Recommendation: Approve

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, including materials, is in respect of the submitted application plans and drawings numbered (SK11B Site Plan and Block Plan), (SK12A Site Plan), (SK03A Garage Plans and Elevations), (Location Plan), (Planning Design Statement), (Preliminary Ecological Appraisal & Bat Roost Assessment) received by the local planning authority on 17/10/2025. 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. Landscaping- The existing hedgerows shall be retained in accordance with the Site Plan SK Rev A. Any trees or plants shown as being retained on the approved drawings which, within a period of 5 years from the occupation of the garage, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

4. Protection of Trees- a) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other

operation involving use of motorised vehicles or construction machinery) until the tree protection works as set out in the Arboricultural Report by Certhia Consulting Ltd date October 2025 are in place on site.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of additional information. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. 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.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

MC

Date: 24.11.2025

REMEMBER - The earliest date for a decision on this application is: **13 November 2025**