

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 May 2026

Application Number: 260653

Location: Springfields, Basingstoke Road, Spencers Wood,
Wokingham, RG7 1PH

Proposal: Householder application for the proposed erection of a two storey front extension and a first floor rear extension following demolition of the existing conservatory, plus changes to fenestration and raising of the roof and installation of front and rear dormers and rooflights to facilitate the creation of first floor accommodation.

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 24016-PL-001 Rev P04, 24016-PL-003 Rev P03, 24016- PL-005 Rev P02 and 24016-PL-007 P03 received by the local planning authority on 18th March 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

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.

4. External Lighting

No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority. Any external lighting

approved by the LPA should be designed in accordance with best practice including Bats and Artificial Lighting at Night Guidance Note GN 08 / 23.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198, Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

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.

Recommendation and conditions/reasons agreed:



Date: 07/05/26

REMEMBER - The earliest date for a decision on this application is: **11 April 2026**