

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 December 2025

Application Number: 252514

Location: 70 Victoria Road, Wargrave, Wokingham, RG10 8AE

Proposal: Householder application for the proposed erection of a single storey rear and side extension, a rear dormer extension with Juliet balcony, enlargement of front driveway and retaining wall set back, 4no. additional rooflights, removal of chimney and changes to fenestration (including relocation of front door).

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 4074-03B, 4074-04B and 4074 -05B received by the local planning authority on 16/10/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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. Bat Mitigation - Prior to any chimney removal, dormer construction, or other roof works hereby permitted, an internal pre-start inspection shall be undertaken by a licensed bat worker to assess for any fresh evidence of bat activity. Should any new evidence of bats be identified, no further works shall take place until an appropriate Protected Species Mitigation Licence has been obtained from Natural England and all mitigation measures required by the licence have been submitted to and approved in writing by the Local Planning Authority and implemented in full.

Reason: To ensure that bats, a protected species, are not adversely affected by the proposals. Relevant policy: Core Strategy policy CP7.

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 applicant is advised that every effort should be made to protect all retained trees during the development through the installation of appropriate protective fencing. Such fencing should be erected prior to the commencement of any works and should remain in place for the full duration of construction. No access, storage, or construction activity should take place within the fenced-off areas at any time.

Recommendation and conditions/reasons agreed: MC

Date: 16.12.2025

REMEMBER - The earliest date for a decision on this application is: **28 November 2025**