

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 December 2024

Application Number: 242563

Location: 10 Commons Road, Wokingham, Wokingham, RG41 1JG

Proposal: Householder application for the proposed single storey side and rear extension following demolition of the existing rear extension, plus a loft conversion and rear dormer.

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 A.02 Rev.03 & A.03 Rev.01 received by the local planning authority on 08/10/2024. 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 - The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall be as specified on the approved plans/application form 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. 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.

Reason: To ensure that protected species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 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.

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 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 22.11.2024

REMEMBER - The earliest date for a decision on this application is: **30 October 2024**