

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 March 2026

Application Number: 260129

Location: 282a Hyde End Road, Spencers Wood, Wokingham, RG7 1DN

Proposal: Householder application for the proposed erection of infill extension including insertion of roof lantern, raising of the roof incline with adjoining property and insertion of bi-folding 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 (2026/3010 Proposed Ground and First Floor Plans), (2026/3011 Pre-Existing, Existing and Proposed Plans), (2026/3013 Location and Site Plan), (2026/3012 Existing and Proposed Side and Rear Elevations), (2020-01 Existing and Proposed Infill Extension Floor Plans), (2020-02 Existing and Proposed Infill Extension Elevations) received by the local planning authority on 20/01/2026. 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

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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. Precautionary Mitigation Strategy

No works to the existing roof related to the development hereby approved shall commence until the Precautionary Mitigation Strategy has been reviewed informed by at least one further bat emergence survey to establish if

there have been any changes in the presence of bats and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the Precautionary Mitigation Strategy, the ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Should the Ecologist conclude that a Bat Mitigation Class Licence for development works affecting bats is required, the applicant is to submit copy of the European Protected Species Licence (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) has been submitted prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB25.

5. Biodiversity Enhancements

The development hereby approved shall be carried out in accordance with the recommendations and biodiversity enhancements given in Section 7 of the submitted Bat Emergence Surveys. If a bat is found to be present, it will be caught and safely moved to a bat box within the garden. At least one integrated bat box into the new wall such as the 1WI Schwegler Summer and Winter Bat Box or a suitable alternative shall be installed and thereafter maintained. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. External Lighting

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 and paragraph 198, Local Plan Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery policy TB23.

Informatives

1. 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.

2. 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: 30.03.2026

REMEMBER - The earliest date for a decision on this application is: **20 February 2026**