

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 May 2026

Application Number: 260082

Location: 18 Primrose Lane, Winnersh, Wokingham, RG41 5UR

Proposal: Householder application for the proposed erection of single storey side extensions, a single storey rear extension with canopy, replacement of an existing rear box dormer with a gabled roof form, associated fenestration changes and the demolition of an existing chimney stack.

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 1060-01 R:2 received by the local planning authority on 16 January 2026 and numbered 1060-20 R:5, 1060-21 R:4, 1060-22 R:4, 1060-23 R:4, 1060-24 R:4, 1060-25 R:5 and 1060-26 R:2 received on 25 March 2026. 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. Materials and finishes - Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. These requirements include provision of information relating to:

- a) the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar (to be demonstrated by an on-site sample panel of minimum 1m x 1m);
- b) the material, size, texture, colour, profile, and source of cladding materials;
- c) the material, size, texture, colour, profile, and source of roofing materials;
- d) materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;

e) the proposed rainwater goods.

The works shall then be carried out in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

4. Joinery details - Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

5. Wall mounted extraction vents, gas flues, external pipework, cabling and/or ducting - Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all new mechanical and electrical services, including vents, flues, pipework, cabling, lighting or works associated with building regulations/fire regulations or other similar works have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans, and shall illustrate the nature of materials and finishes and methodology for installation. Drawings shall be at a minimum scale of 1:20, with details at a scale of 1:5. The works shall then be implemented in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

6. Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile unless specifically approved otherwise.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

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:

- a full pre-application process was undertaken by the applicant;
- addressing concerns relating to impact on the listed building;

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. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

Recommendation and conditions/reasons agreed:



Date: 28/05/26

REMEMBER - The earliest date for a decision on this application is: **10 April 2026**