

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 September 2025

Application Number: 250829

Location: Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD

Proposal: Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.

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 SFH:PROP.ELEV.01, SFH:PROP.ELEV.02, SFH:PROP.PLAN.01, SFH:PROP.PLAN.02, SFH:PROP.PLP:01, SFH:PROP.PLAN.GROUND.ALL and SFH:PROP.PLAN.SITE.ALL received by the local planning authority on 18th June 2025. 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 external materials of the new works and works of making good to the retained external fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile unless otherwise agreed by the local planning authority prior to undertaking of the relevant works.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to commencement of the development, a scheme of biodiversity enhancement scheme which provides timescales and details in accordance with the

proposals outlined in the Agent email of 11 July 2025 and the Preliminary Ecological Appraisal (Arbtech, December 2024). As a minimum the scheme shall include:

- 3 integral bat boxes (Habibat Bat Box, Ibstock Enclosed Bat Box or similar) to be incorporated into the fabric of the house B2, with a clear flight path away from artificial light.
- 2 bat adapted access roof tiles to be integrated into the barn.
- One Schwegler No 17 Swift Nest Box.
- One Schwegler 1SP Sparrow Terrace.
- One Schwegler 2H Robin box or Woodstone nest box retained tree at least 3m above ground level; and
- Installation of 15x15cm hedgehog gaps in any fences or walls.

The biodiversity enhancements shall in accordance with the timetable be installed and thereafter maintained as approved. 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 wildlife is maintained and incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF. Relevant policies Local Plan Core Strategy policy CP3 and CP7 and Managing Development Delivery policy TB23.

5. All clearance, dismantling, excavation and construction works are to be carried out in full accordance with the mitigation and enhancement measures recommended in the submitted Preliminary Ecological Appraisal (Arbtech, December 2024), page 6 of the Preliminary Roost Assessment V1 (Arbtech, 4 July 2025) and the Bat Emergence and Re- Entry Surveys (BERS) (Arbtech, July 2024).

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

6. The landscaping works are to be carried out in full accordance with the recommendations and biodiversity enhancements provided in the submitted Springfields Landscape Strategy (March 2025) and revised Proposed Landscape Plan SFH.PROP.PLP.01 submitted on 2 July 2025.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

7. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity

value to the area. *Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

8. Protection of trees etc

a) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

c) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

9. Prior to commencement of development a side-wide lighting design strategy for biodiversity or areas to be lit designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats, birds, and amphibians and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 and Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery 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. 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:

- further details of volume calculation
- planning issues relating to ecology;
- extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration;

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.

Recommendation and conditions/reasons agreed:



Date: 10/09/25

REMEMBER - The earliest date for a decision on this application is: **31 May 2025**