

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 August 2025

Application Number: 250827

Location: 287 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS

Proposal: Householder application for proposed raising of the roof to create habitable accommodation alongside the insertion of 1 No. chimney and changes to fenestration. Followed by the demolition of the existing conservatory.

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 098, 102 and 103 received by the local planning authority on 31st March 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. No operations shall commence on site development or other operation including pruning, dismantling/demolition works, soil moving, or any other operation shall commence until full details of a bat mitigation strategy and biodiversity enhancement scheme to include integrated bricks, bird box and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The scheme shall include the mitigation outlined in Section 6.2 of the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2856_PRA_a) including integrated bat tube (such as an Ibstock enclosed bat brick, Habibat bat box, or a suitable functional equivalent) at the apex of the proposed front gable (as illustrated in R2856_PRA_a Appendix 4). All roofs must only be lined with a bat friendly membrane i.e. Type 1F (bitumen and hessian) felt or a breathable membrane which has been issued a certificate by Natural England as suitable for use in bat roosts i.e. TLX Batsafe. The biodiversity enhancements shall thereafter be installed in accordance with the details and timetable approved and thereafter retained and 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 submitted for approval to the council.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals and incorporate biodiversity enhancements. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

4. 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 Measures given in pages 12 to 28 of the Arboricultural Development Report (Woods Tree Consultancy, 7 May 2025) are in place on site.

b) All works are to be carried out in full accordance with the approved Tree Protection Measures.

c) 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 as set out in the approved Tree Protection Measures.

d) The fencing or other works which are part of the approved Scheme Tree Protection Measures 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 value to wildlife, 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 policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and

TB23.

5. 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.

Recommendation and conditions/reasons agreed:

HMM

Date: 31 July 2025

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