

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 August 2025

Application Number: 250966

Location: 1 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR

Proposal: Householder application for the proposed erection of a two storey side extension and the installation of external cladding with changes to fenestration.

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 1 P01A, 1 P02A, 1 P03A, 1 P04B, 1 P05B and 1 S01A received by the local planning authority on 21/04/2025. 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. Prior to the commencement of development, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following:

a) A Conceptual SuDS Strategy, outlining specific Sustainable Drainage Systems (SuDS) measures to manage on-site runoff. This shall consider the site's sandy loam soil and high groundwater susceptibility (between 0.025 and 0.5 metres below ground level). If infiltration is not feasible, appropriate attenuation methods shall be proposed.

b) Details of the existing drainage capacity, including confirmation of the current drainage arrangements (e.g. sewer, soakaway) and their ability to accommodate additional runoff from the development.

c) Evidence of runoff impact, including appropriate calculations to demonstrate that the proposed development would not result in significant additional surface water

runoff. This shall have regard to the site's location within areas identified as being at risk from surface water flooding, including the 1 in 100-year, 1 in 1000-year, and 1 in 100-year plus 40% climate change flood extents.

The development shall be carried out in full accordance with the approved drainage strategy and maintained thereafter.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

4. Protection of trees - No development or other operations shall take place except in complete accordance with the BS:5837 Arboricultural Method Statement and Tree Protection Plan (AIA/AMS 06617/2025) (hereinafter referred to as the Approved Scheme).

b) 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.

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 in the Approved Scheme.

d) 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.

5. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, 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.

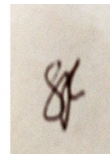
Informatives

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

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 applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 31.7.25

REMEMBER - The earliest date for a decision on this application is: **9 July 2025**