

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 August 2025

Application Number: 250223

Location: Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR

Proposal: Householder application for proposed single storey rear extension with a juliette balcony, followed by the erection of 2 No dormers and 4No Velux windows and 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 KL.001, KL.002, KL.003, KL.004, KL.005 & KL.006 received by the local planning authority on 30/01/25. 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, 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. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed,

uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its 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.

5. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

6. Unless previously otherwise agreed in writing by the council all work are to be carried out in full and strict accordance with the mitigation and enhancements proposals and recommendations given in Section 7 of the submitted Bat Emergence Surveys report (John Wenman Ecological Consultancy, Ref R2775_BES_a, July 2025). Within one month of substantial completion, a short closing-out report demonstrating that all the ecological mitigation and enhancement measures have been implemented in strict accordance with Section 7 and to the satisfaction of the Owner's Ecologist is to be issued to the council for approval.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

7. Demolition and works affecting the roof and loft shall be undertaken under the supervision of an appropriately qualified ecologist (a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present). A method statement shall be submitted to the Local Planning Authority for approval in writing prior to undertaking any works. The method statement shall detail

techniques and measures, and the procedure to follow should bats or signs of bats be found. Should bats or recent evidence of bats be found then no development is to commence until any relevant licence(s) have been obtained from Natural England and a copy submitted to and approved in writing by the local planning authority. A closing-out report including details of the including details of the methods used, and any bats or signs of bats found shall be submitted to the local planning authority for approval in writing within 3 months of substantial completion of the development.

Reason: There is evidence that bats have roosted in the building. This condition will ensure that protected species are not adversely affected by the works to the roof in line with wildlife legislation and NPPF paragraph Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. The development accords with the policies contained within the adopted

/ development plan and there are no material considerations that warrant a different decision being taken.

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:

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.

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.

Recommendation and conditions/reasons agreed:



Date: 31 July 2025

REMEMBER - The earliest date for a decision on this application is: **17 April 2025**