

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 July 2025

Application Number: 250818

Location: 286 Reading Road, Winnersh, Wokingham, RG41 5AH

Proposal: Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration and the removal of the chimney.

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 004/A, 003/A and 005/A received by the local planning authority on 07/07/2025 and 16/07/2025. 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. 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.

4. The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the bat mitigation measures given in section 4.0 of the submitted Bat Scoping Survey [Crossman Associates at 286 Reading Road, Ref: L1147.006, 04 February 2025] unless otherwise approved in writing by the Council.

Reason: To ensure that bats, a protected species are not adversely affected by the proposals. Relevant policy: Core Strategy Policy CP7, Managing Development Delivery Policy TB23 and section 15 of the NPPF

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.
4. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 23.07.25

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