

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 8 August 2025

**Application Number:** 251405

**Location:** 45 Frog Hall Drive, Wokingham, RG40 2LE

**Proposal:** Householder application for the removal of the existing porch and southern gable, erection of a single-storey front extension and erection of a one-and-a-half storey side extension. Changes to fenestration are also proposed.

**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 1703-PA-V-0, 1703-PA-L-200, 1703-PA-L-201, 1703-PA-L-202, 1703-PA-L-215, 1703-PA-L-216, 1703-PA-L-220, 1703-PA-V-05, 1703-PA-V-10, 1703-PA-V-11, 1703-PA-V-12, 1703-PA-V-15, 1703-PA-V-16, 1703-PA-V-20, 1703-PA-L-150 and TPP-01A received by the local planning authority on 11/06/2025. 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**

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 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.*

### **Informatives**

1. 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.

2. 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.

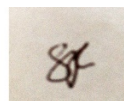
3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. 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:

- A full pre-application process was undertaken by the applicant.
- A revised CIL form submitted following request.
- Agreed change of description.

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:

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.

Date: 31.7.25

**REMEMBER** - The earliest date for a decision on this application is: **8 July 2025**