

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 September 2026

Application Number: 250727

Location: 3 Eagle Close, Wokingham, RG41 3YZ

Proposal: Householder application for the proposed erection of a front porch and a two storey side extension, followed by changes to fenestration.

Recommendation: Refused

Reasons

1. Insufficient ecological information has been submitted to assess the likely effects of the development on bats, a protected species. The submitted Preliminary Bat Roost Assessment identifies the building as having bat roost potential and recommends further bat dusk surveys, which have not been provided. In the absence of this information, the Local Planning Authority cannot establish that the proposal would not result in significant harm to bats or their roosts, nor whether any such harm could be avoided, adequately mitigated or compensated for. Accordingly, the proposal would fail to comply with Policy N2 of the National Planning Policy Framework (2026), Policies CP3 and CP7 of the Wokingham Borough Core Strategy (2010), Policy TB23 of the Managing Development Delivery Local Plan (2014) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Informatives

1. This decision is in respect of the drawings and plans numbered and titled Location Plan, RDO/3E/D3/PP, RDO/3E/D4/PP and Block Plan received by the Local Planning Authority on 24/03/2025.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 08.09.2026

REMEMBER - The earliest date for a decision on this application is: **19 June 2025**