

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 252252

Location: L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY

Proposal: Householder application for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single- storey rear extension.

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:

- P18, P19, P20, P21, P22, P26, P27, P28, CL/01, CL/02 and CL/04 received by the local planning authority on 8 December 2025;
- P10 revB, P11 revB and P12 revA received on 4 February 2026; and
- P13 revC, P14 revB, P15 revC, P16 revC and P17 revA received on 2 March 2026.

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 - Before the development hereby permitted is commenced, samples and details for all external materials and finishes to be used in the construction of the development shall have first been submitted to and approved in writing by the local planning authority. The details shall include the bricks, mortar mix (along with pointing finish to brickwork) and roof covering. Development shall not be carried out other than in accordance with the so- approved details.

Reason: To ensure that the external appearance of the development is satisfactory. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policies TB24 and TB26.

4. 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.

5. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the development.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Archaeological investigation - A) Prior to the commencement of the approved works relating to the approved detached 1.5 storey garage and single storey storage

outbuilding shown on drawings P26, P27 and P28 only, a programme of archaeological work, including a Written Scheme of Investigation (WSI) shall be submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording - The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. Relevant policy: NPPF Paragraph 218 and Managing Development Delivery Local Plan policy TB25.

7. Roof gable end brick work - Notwithstanding the approved details, no works to construct the brick gable ends of the new roof structure shall take place until details of their construction have been submitted to and approved in writing by the local planning authority. The brick gable ends shall thereafter be constructed strictly in accordance with the approved details.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Chimney stack works - Notwithstanding the approved details, no works to alter or extend the existing chimney stacks shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include scaled drawings, at an appropriate scale, showing the design of the top of the chimney stack and details of any chimney pots, where proposed. The works shall thereafter be carried out strictly in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Masonry walling works - Notwithstanding the approved details, no alteration of an existing opening or formation of a new opening hereby approved shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include a methodology for the proposed works

and scaled drawings, at an appropriate scale, showing the form and height of the openings in context with the adjacent walling, floor and ceiling. The works shall thereafter be carried out strictly in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Windows, roof lantern, roof-lights & exterior door details - Notwithstanding the approved details, no new and/or replacement windows or exterior doors shall be installed until detailed drawings and specifications have been submitted to and approved in writing by the local planning authority. The details shall include:

- Scaled drawings, at either 1:10 or 1:20 scale, of the windows and exterior doors, shown in plan and in vertical and horizontal cross sections;
- Moulding details for frames and glazing bars, shown at 1:1 or 1:2 scale, as appropriate;
- Annotated proposed elevations and/or floor plans, cross referenced to each window and exterior door; and
- Details of materials and finishes to the window and exterior door frames.

The new and/or replacement windows and exterior doors shall thereafter be installed strictly in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

11. Rainwater goods - Notwithstanding the approved details, no new and/or replacement rainwater goods shall be installed until further details have been submitted to and approved in writing by the local planning authority. The details shall include the location, form, materials and finish of the rainwater goods. The new and/or replacement rainwater goods shall thereafter be installed strictly in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

12. Re-pointing - No re-pointing of the external brickwork shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken strictly in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

13. External lighting - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re enacting that Order with or without modification), no external lighting

shall be installed on the site or affixed to any buildings on the site unless a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the location, height, type, direction and intensity of light sources and shall be supported by appropriate contour plans and technical specifications to demonstrate that any areas to be lit will not disturb or adversely affect biodiversity. The lighting shall thereafter be installed and maintained strictly in accordance with the approved details.

Reason: In the interests of biodiversity protection and enhancement. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3, CP7 and MDD Local Plan policy TB23.

14. Ancillary accommodation - The 1.5 storey garage hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

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. 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;
- addressing concerns relating to heritage assets, design and ecology.

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.

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. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. 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.

5. 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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 24/03/26

REMEMBER - The earliest date for a decision on this application is: **18 February 2026**