

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 September 2025

Application Number: 251537

Location: 26 Priest Avenue, Wokingham, RG40 2LX

Proposal: Householder application for the proposed erection of a part single storey, part first floor rear extension with roof lights and alterations to fenestration on the side of the rear elevations, following demolition of the existing single storey rear annexe.

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 03, 04 and Site Plan received by the local planning authority on 30th June 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.

4. The first floor windows in the north west and south east elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Lighting

At no time shall floodlighting or other forms of external lighting shall be installed or affixed to any buildings on the site unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. External lighting shall be designed in full accordance with Guidance Note 08/23 Bats and Lighting (BCT). Details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. 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.

2. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

BJC

Recommendation and conditions/reasons agreed:

Date: 19.09.25

REMEMBER - The earliest date for a decision on this application is: **23 July 2025**