

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 January 2026

Application Number: 252194

Location: Waters Edge, Loddon Drive, Wargrave, Wokingham, RG10 8HL

Proposal: Householder application for the proposed erection of a first-floor extension over the existing ground floor footprint, with the application of white monocouche render to the new first-floor elevations, replacement of all windows with anthracite grey UPVC fenestration, installation of an anthracite grey composite entrance door and anthracite grey bi-folding doors to the rear elevation, and re-roofing of the dwelling with black slate tiles.

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 titled and numbered Location Plan, Site Block Plan, 04A and 01 received by the local planning authority on 12/09/2025, 30/09/2025 and 07/11/2025. 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 - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a 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. Flood evacuation plan - Prior to the occupation of the development a flood evacuation plan, detailing how residents will safely evacuate the site upon receiving notification of an impending flood, has been submitted to and approved in writing by

the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plan.

Reason: This is to ensure that residents are able to get themselves out of the area and the proposal will not increase the burden on the emergency services. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

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.

5. This application has been assessed as an extension to an existing dwelling whereby a significant proportion of the dwelling's internal and external walls are proposed to be retained. This decision does not give approval for demolition of the existing dwelling which would require a separate planning permission. Should the property be demolished and rebuilt such works would also trigger the requirement for financial contributions under the Community Infrastructure Level (CIL) to be paid by the applicant for which no self-build relief will be applicable. For more information refer to the Council's website and the relevant CIL pages.

6. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 13.01.2026

REMEMBER - The earliest date for a decision on this application is: **9 October 2025**