

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 October 2025

Application Number: 251274

Location: Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN

Proposal: Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, changes to fenestration.

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 01P2, 02P2, 04P2, 05P2, 07P2, 08P2, 10P2, 11P2, 13P3 and 14P2 received by the local planning authority on 28/05/2025. 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. Works are to be carried out in full accordance with the recommendations given in Appendix 1 (Mitigation, Protection & Enhancement) of the submitted Emergence Survey Report (Chase Ecological Consultancy, Ref: CE4860-01).

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

4. External materials

Except where stated otherwise on the approved drawings, material details of the replacement balustrade shall be submitted to and approved in writing by the Local Planning Authority prior to installation. All other 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 otherwise agreed in

writing by the local planning authority. The development shall be carried out in accordance with the agreed details.

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. 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.

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

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.

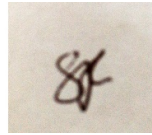
5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Bat surveys submitted following request.

- Extension of time agreed to allow for surveys to be undertaken. - Great Crested Newt assessment submitted following request.

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 box containing a handwritten signature in dark ink. The signature appears to be the letters 'SF' written in a stylized, cursive-like font.

Date: 17.10.25

REMEMBER - The earliest date for a decision on this application is: **24 July 2025**