

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 January 2025

Application Number: 242601

Location: Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Proposal: Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing 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 02, 04, 06, 08 and 09 received by the local planning authority on 14/10/2024. 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 - 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 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. No development shall commence on site until a programme of recording of Rose Cottage has been carried out. This shall be to the equivalent of a Historic England Level 2 Building Record, as set out in 'Understanding Historic Buildings: A Guide to Good Recording Practice' (Historic England 2016). A report detailing the results of this record shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any building work on site. The development shall be carried out and thereafter maintained in accordance with the approved scheme.

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.

5. The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the Method Statement for Planning given in section 5.0 of the submitted ecological survey report [Urban Tree Experts at Rose Cottage, Ref: SPH/ESR-24/21.09, 07 October 2024] unless otherwise approved in writing by the Council. Details of compliance with these measures shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 09.01.2025

REMEMBER - The earliest date for a decision on this application is: **12 November 2024**