

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 July 2025

Application Number: 250910

Location: West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU

Proposal: Householder application for for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop.

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 BA 0282 01, BA 0282 02 A & BA 0282 03 B received by the local planning authority on 10/04/25 & 17/04/25. 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. The proposed annex shall remain ancillary to the main dwelling and shall not be used, sold or sub-let as separate dwelling.

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

5. Notwithstanding the provisions of Schedule 2, Part 1 Classes A of Part 1 of the Second Schedule 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 additional windows, doors or other openings shall be inserted in the front or side elevations of the annex hereby permitted.

Reason: To safeguard the character of the area and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21

6. No works shall commence until a European Protected Species Licence or Bat Mitigation Class Licence has been obtained from Natural England and email demonstrating that the site has been registered have been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: To ensure that individuals and the population of protected species Soprano Pipistrelle bat, a material consideration, are not adversely affected by the development.

7. Unless otherwise previously agreed in writing by the council all works are to be carried out in full accordance with the mitigation avoidance measures and biodiversity enhancements given in of the submitted Ecological Survey Report (Arbtech Ref: SPH/ESR-24/30 16 September 2024).

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.

8. At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

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 CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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.

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.

BJC

Recommendation and conditions/reasons agreed:

Date: 04.07.25

REMEMBER - The earliest date for a decision on this application is: **13 May 2025**