

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 26 June 2026

Application Number: 253066

Location: China Cottage, 16 Longwater Lane, Finchampstead, Wokingham, RG40 4NR

Proposal: Householder application for the proposed erection of a front canopy, single storey side/rear extension following demolition of existing conservatory, first floor rear extension and 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 A.04 Rev 01 received by the local planning authority on 30th December 2025 and A.02 Rev 08 received by the local planning authority on 26th June 2026. 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. Protection of trees etc

a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Development Report with Tree Protection Plan by Wood's Tree Consultancy Ltd. and dated 27th January 2026 (hereinafter referred to as the Approved Scheme).

b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

5. Notwithstanding and in addition to the information shown on the approved drawings no relevant works or those above slab level shall commence on site until details of materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The submitted details should include physical samples where applicable. The works shall thereafter proceed in strict accordance with the approved details.

Details shall include:

- the material size texture colour profile and source of facing brickwork and jointing mortar which is to be a matching orange tone laid in a Flemish bond
- the material size texture colour profile and source of hanging tiles
- the material size texture colour profile and source of roofing materials
- materials and finishes to be used in the detailing of valleys hips ridges gables parapets eaves and verges
- the proposed rainwater goods

Reason: In order to safeguard the special architectural and 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.

6. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows, doors and related joinery hereby approved have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans referenced to the approved drawings. These details shall illustrate the nature of materials and finishes, framing elements, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10, with details at 1:5 where appropriate. The works shall thereafter proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural and 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.

7. Prior to the occupation of the development, a site plan and full details of biodiversity enhancements, include a Schwegler 1SP Sparrow Terrace or two Schwegler 1A Swift nestboxes (or equivalent) and two 2FE Schwegler wall-mounted bat shelters (or Beaumaris Woodstone bat box or equivalent) shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and maintained in accordance with the approved timetable and maintenance proposal. Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5 of the submitted Bat Survey Report and the Preliminary Roost Assessment. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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.

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.

Recommendation and conditions/reasons agreed:



Date: 26/06/26

REMEMBER - The earliest date for a decision on this application is: **12 March 2026**