

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 August 2025

Application Number: 251369

Location: 171 Victoria Road, Wargrave, Wokingham, RG10 8AH

Proposal: Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation, changes to fenestration, following demolition of the existing single storey 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 131 PA 006 Rev 02, 131 PA 007 Rev 02, 131 PA 008 Rev 01, 131 PA 009 Rev 01, 131 PA 010 Rev 01 and 131 PA 011 Rev 01 received by the local planning authority on 14th August 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.

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.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of addressing concerns relating to highway safety. 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 handwritten signature in purple ink, appearing to be 'AJE', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 15/08/25

REMEMBER - The earliest date for a decision on this application is: **2 July 2025**