

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 December 2025

Application Number: 252103

Location: 32 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN

Proposal: Householder application for the proposed erection of a part single, part two-storey side extension, single-storey rear extension, conversion of loft to habitable space with rear dormer, addition of 6 no. rooflights following demolition of existing detached garage, single-storey side extensions and 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 LV_007 Rev A, LV_010 Rev A, LV_011 Rev A, LV_012 Rev A and LV_016 Rev A received by the local planning authority on 3rd December 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. 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. Works are to be carried out in full accordance with the Precautionary Working Method Statement given in Section 6.3 of the submitted Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2833_BES_a).

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.

5. Prior to the commencement of the development, details of biodiversity enhancements, to include bird boxes, bat boxes/bricks and/or access tiles integrated into the building shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. 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 incorporate biodiversity in and around developments and ensure that protected and priority species are maintained and not adversely affected by the proposals. Relevant policy: The NPPF paragraph 187, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

6. 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 authority.

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. 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. 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:



Date: 03/12/25

REMEMBER - The earliest date for a decision on this application is: **31 October 2025**