

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 August 2025

Application Number: 251184

Location: 108 Reading Road, Woodley, Wokingham, RG5 3AD

Proposal: Householder application for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window 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 PL/A679/03 and PL/A679/05 Rev A received by the local planning authority on 19th May 2025, PL/A679/04 Rev B received by the local planning authority on 5th August 2025 and PL/A679/06 received by the local planning authority on 4th 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.

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. Obscure Glazing

The first floor windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Privacy Screens

Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 5th August 2025 and numbered PL/A679/04 Rev B and shall be retained permanently in the approved form for the lifetime of the development.

Reason: Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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: 5 August 2025

REMEMBER - The earliest date for a decision on this application is: **20 June 2025**