

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2025

Application Number: 250020

Location: Arlington, Basingstoke Road, Spencers Wood,
Wokingham, RG7 1AE

Proposal: Householder application for the proposed first floor side extension over garage, including the removal of 2 no. existing chimneys and the addition of 2 no. roof lights.

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

Notwithstanding the information shown on the drawings relating to a Certificate of Lawfulness reference 242472 which does not form part of this application, this permission is in respect of the submitted application plans and drawings numbered DP7a:015 received by the local planning authority on 7th January 2025, DP7a:016 Rev P1 received by the local planning authority on 22nd January 2025 and DP7a:020 Rev P2 received by the local planning authority on 5th 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. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Further details required

Prior to the commencement of development, the following details shall be submitted to and approved in writing by the local planning authority:

- Details of roof tiles and decorative ridge tiles; details of external brickwork including colour of mortar and type of pointing; and details of windows and rooflights to be installed.

Reason: To safeguard the special architectural and historic interest in the building.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 6 August 2025

REMEMBER - The earliest date for a decision on this application is: **12 February 2025**