

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 January 2026

Application Number: 252688

Location: Orchards Paddock, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT

Proposal: Householder application for the removal of the existing garage and outbuildings, erection of a one and half storey side extension with rear dormer and external staircase to create ancillary annexe with conservatory link to the main dwelling. The erection of a detached triple garage with store, swimming pool with associated hard and soft landscaping and relocated entrance gates.

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/named 101PL06, 102PL05, 103PL03, 105PL03, 106PL03, 107PL03, 111PL06, 112PL05, 113PL05, 114PL04, 115PL04, 116PL04, 117PL05, 118PL04, Section 5 and Appendices 4 and 5 of 'Arboricultural Survey Impact Assessment & Arboricultural Method Statement' (RMT Tree Consultancy Ltd, May 2025, Ref: RMT1128), Mitigation Measures set out in Section 5 of 'Bat Survey Report' (Hampshire Ecological Services Ltd, Issue date 02/10/2025) received by the local planning authority on 04/11/2025 and 11/11/2025. 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. Prior to the installation of the SUDs drainage strategy and occupation of the development hereby approved, a SUDs drainage strategy must be submitted to and approved in writing by the local planning authority. The strategy must include:

- Surface water from new structures should be managed in accordance with SuDS hierarchy, as follows:

1. Infiltration to ground, such as via soakaways or permeable paving (subject to infiltration testing).

2. Discharge to a nearby ditch or watercourse, with consent under Section 23 of the Land Drainage Act 1991.

3. Discharge to a surface water sewer, where available, and with the relevant operator's agreement.

(Discharge to the foul sewer will not be supported).

- If infiltration drainage is proposed, it should be supported by BRE 365 infiltration testing undertaken at the proposed location and depth of each feature, ensuring at least 1.0 m clearance between the base of infiltration systems and the highest groundwater level.

- The swimming pool must not discharge to soakaways, surface water systems, or ditches. Pool drainage should be via foul sewer (with prior approval) or by tanker off-site disposal.

The development shall be implemented in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Garage to be retained as such

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

6. The annexe hereby approved shall be used as ancillary accommodation to the enjoyment of the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

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. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. 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.

4. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is within both red and amber risk zones according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. Amber zones contain suitable habitat and Great Crested Newts are likely to be present.

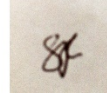
The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately 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.

5. 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:

- Agreed description change.
- Confirmation of proposed works.
- A proposed ground floor plan submitted following request.
- Amended proposed elevation plans submitted following request.

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 small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 11.12.25

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