

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 November 2025

Application Number: 242576

Location: South Scarletts, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD

Proposal: Householder application for the proposed erection of a single storey side extension following the demolition of the breakfast room.

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, 12940 /03, 12940 /02a REV A, 12940 /05, 12940 /05a, 12940 /05b REV A, 12940 /09 REV B, 12940 /08 REV A, 12940 /10 REV B, 12940 /02 REV C and 12940 /11 REV B received by the local planning authority on 05/11/2024, 29/08/2025 and 20/10/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Details of materials and finishes - Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. In the form of a sample panel, the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;

2. The proposed rainwater goods.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

4. Retained fabric - Notwithstanding information shown on the approved drawings, no relevant works, shall commence on site until details of all new finishes or works of making good to the retained fabric, whether internal or external have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of 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 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. 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.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 06.11.2025

REMEMBER - The earliest date for a decision on this application is: **19 September 2025**