

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 April 2025

Application Number: 250179

Location: Sussex Lodge, Sussex Lane, Spencers Wood,
Wokingham, RG7 1BY

Proposal: Householder application for the proposed erection of a single storey side extension following demolition of existing lean-to extension, conversion of attached outbuilding to create habitable accommodation along with internal and external alterations, repair and re-building of existing building fabric, creation of an opening in the rear garden wall, plus changes to fenestration. Erection of log cabin in garden (part-retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- SL 105 F (received 26/01/2025)
- SL 106 F (received 26/01/2025)
- SL 107 E (received 26/01/2025)
- SL 108 D (received 26/01/2025)
- SL 111 G (received 26/01/2025)
- SL 114 A (received 26/01/2025)
- SL 116 C (received 28/03/2025)
- SL 117 A (received 26/01/2025)
- SL 118 A (received 26/01/2025)
- SL 119 B (received 26/01/2025)
- SL 120 A (received 26/01/2025)
- Stair Detail Jan 2025 (received 26/01/2025)

- Underfloor Heating Method Statement 15/01/2025 (received 26/01/2025)

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.

2. External materials - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the existing building with regard to the methods used and to material, colour, texture and profile.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

3. Notwithstanding the details submitted, no works relating to internal and external windows or doors shall take place until full joinery details to install the hereby permitted replacement windows and doors have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision. Details are to include:

- Documentation, in the form of elevation drawings that identifies the location of the windows and doors on the listed building that are being replaced.
- 1:10 or 1:20 scaled drawings of the new timber framed windows/exterior door(s), along with vertical and horizontal cross- sections.
- Profile drawings at 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:2 scale for door frames and thresholds
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External window frame and door finishes
- Door and door surround frame material choice

Installation of the replacement windows and doors is to then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Notwithstanding the details submitted, within 3 months of the date of this decision, a methodology for the rebuilding of the outbuilding's eastern elevation and repointing/repairing of the external brickwork of the outbuilding shall be submitted to and approved in writing by the local planning authority. The methodology statement shall include:

- A 1sqm sample of the bricks and mortar, including burnt headers
- An elevational plan indicating the arrangement of the brick walling pattern
- Choice of pointing and repair methods

The approved works shall be undertaken in accordance with the details as approved unless otherwise agreed by the local planning authority in writing.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy:

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

5. Notwithstanding the details submitted, no works relating to insulation measures within the former pantry/storage room and its ceilings (as identified as 'storage' on plan no. SL116C) until details of the proposed insulation have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision. Details are to include:

- Scaled sectional drawings through the walls, floor, and roof of the single storey side extension of the former pantry/store, detailing the insulation measures for the walls and roof and floor treatment /build-up.
- Drawings to confirm the finished /re-laid floor level/height.
- Details to confirm how the build-out of the internal walling surfaces due to the introduction of insulation measure would be is dealt with around window and exterior door openings.

Insulation works shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Notwithstanding the details submitted, no works to install flinch plates to the roof timbers of the outbuilding shall be carried out until details have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision. Details required would need to include the form, size, finish and location of the flinch plates. The installation of the flinch plates shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Notwithstanding the details submitted, no works to dismantle and/or alter the brick chimney breast of the former pantry/storage room (as identified as 'storage' on plan no. SL116C) until full details of its dismantling and reconstruction have been submitted and approved in writing by the local planning authority within 3 months of the date of this decision, including the extent of repair and/or rebuilding works of the brickwork and details of the intended mortar mix. Works to the chimney breast brickwork and new areas of brickwork shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Works to uplift the brick paver floor of the former pantry room/store and adjacent small store to it and for the reinstating of the brick paver floor are to be undertaken in accordance with the method as set out in the document 'Underfloor Heating Method Statement 15/01/25' unless otherwise agreed by the local planning authority.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Notwithstanding the provisions of Classes A, B, C, G & H of Part 1 and Part 14 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. This applicaiton has been subject to revised plans which have ommitted and added elements to the proposals. 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/listed building consent if the changes differ materially from the approved details.

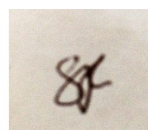
2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. 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:

- amended plans being submitted by the applicant to overcome concerns relating to heritage impacts.

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:



Date: 1.4.25

REMEMBER - The earliest date for a decision on this application is: **24 February 2025**