

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 March 2026

Application Number: 253137

Location: 34 Luckmore Drive, Earley, Wokingham, RG6 7RP

Proposal: Application to vary condition 2 of planning consent 231358 for the proposed erection of a part single part two storey side and single storey rear extension following demolition of the existing part single part two storey side/rear extension. Condition 2 refers to approved details. Variation is to allow changes to first floor layout, roof structure and fenestration (part retrospective).

Recommendation: Approve

Conditions and/or Reasons

Condition 2 is amended as follows:

2. Approved details - This permission is in respect of the submitted application plans and drawings labelled 34LUK/PLO4 Rev D, 34LUK/PL10 Rev E, 34LUK/PL11 Rev C, 34LUK/PL12 Rev D received by the local planning authority on 23/12/25 & 12/01/26 . 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.

A new condition (condition 6) has been added which refers to rooflights.

6. Any rooflights shown on the approved drawings facing the side boundaries with No.32 and No.36, shall have no openings below a height of 1.7m above floor level, and any part of a skylight below 1.7m above floor level should be fixed closed and be obscured glazing, unless otherwise agreed in writing by WBC.

Reason: This is to protect the amenity of neighbouring properties. Relevant policy: Core Strategy policy CP3.

All other conditions of planning permission 231358 apply to this planning permission, viz:

2. See above.

Reason: See above.

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 other minor variations are agreed in writing after the date of this permission and before implementation with 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 master en-suite window at first floor level in the front elevation, the family bathroom 2 window at first floor level in the side elevation and the family bathroom 1 window at first floor level in the rear elevation 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. The development hereby approved shall be implemented strictly in accordance with the measures stated in sections 3.2 and 3.3 of the supporting document Great Crested Newt Impact Assessment Statement (author unknown, July 2023, 34LUK_GCNS).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Core Strategy 2010, paragraphs 174 and 180 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL,

this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 17 (1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

4. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

5. 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: 27 February 2026

REMEMBER - The earliest date for a decision on this application is: **2 February 2026**