

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 260080

Location: 19 Twycross Road, Wokingham, RG40 5PE

Proposal: Householder application for proposed loft conversion featuring a new dormer with 5no. rooflights and new rear facing second floor window.

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 2580/ SK.1, 2580/01, 2580/02, 2580/03, 2580/04, 2580/06, 2580/07 and 2580/09 received by the local planning authority on 13th January 2026. 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. Ecology

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in pages 5 and 6 of the submitted Preliminary Roost Assessment (Arbtech, 15/12/2025). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. 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: 25/03/26

REMEMBER - The earliest date for a decision on this application is: **25 March 2026**