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# WOKINGHAM BOROUGH COUNCIL

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## TOWN AND COUNTRY PLANNING ACTS

### PLANNING PERMISSION

Mrs Emily Temple  
ET Planning Ltd  
Beechey House  
Church Street  
Crowthorne  
RG45 7AW

**Expiry Date:** 25.01.2019

**Application Number:** 183160

**Parish:** Sonning

**Location:** Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH

**Proposal:** Full application for the proposed erection of 2no dwellings following demolition of existing dwelling.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

#### Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s91 of the Town and Country Planning Act 1991 (as amended by s51 of the Planning and Compensation Act 2004).

2. This permission is in respect of plans 1:1250 Site Location Plan; 21708/01F Site plan; 21708\_1/10a Plot 1 proposed plans and 21708\_1/11 Plot 2 proposed plans received 16.11.2018. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials used in the development hereby approved shall be as per the material schedule in the 'planning, design and access, heritage & sustainability statement' dated October 2018 unless otherwise agreed in writing by the Local

Planning Authority. The proposed Sahtas Wentworth roof tile shall be blended with a 25% proportion of lighter Sahtas 'Multi'.

Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: Core Strategy policies CP1 and CP3.

4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space and turning space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number Drg No. 21708-1-01-revF. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: in the interests of highway safety.

6. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: in the interests of highway safety.

7. 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), no gates or barriers shall be erected forward of the principal elevation of the dwellings unless otherwise agreed in writing by the Local Planning Authority.

Reason: to preserve the character and appearance of the area and to ensure vehicles can enter the site without blocking the public highway.

8. No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details.

Reason: in the interests of highway safety.

9. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. No construction shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Full calculations demonstrating the performance of soakaways.
3. Groundwater monitoring to confirm seasonal high groundwater levels.
4. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
5. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Reason: to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

11. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure & boundary treatment, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure a satisfactory impact on the character and appearance of the area.

12. Prior to the occupation of the development hereby approved, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory impact on the character and appearance of the area.

13. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

14. Any trees with bat roosting potential that are scheduled for felling must be checked by a suitably qualified ecologist immediately prior to tree works, who will then advise whether roosting bats (or evidence of roosting bats) are present. Should bats or evidence of bats be found no works affecting the roosts are to commence until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy submitted to and approved in writing by the council.

Reason: To ensure that bats, a protected species, are not adversely impacted upon by the development.

15. The development hereby approved shall be carried out in accordance with the Method Statements detailed in Section 9 of the biodiversity survey assessment (Lowans Ecology & Associates, updated 14 July 2015), unless otherwise agreed in writing by the council.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CP7 of the core strategy and wildlife legislation.

16. No development hereby permitted shall commence until details of biodiversity enhancements – to include bird and bat boxes, tiles or bricks, stag beetle loggeries, wildlife-friendly landscaping (and a wildlife pond) – has been

submitted and approved in writing by the council, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that opportunities for wildlife are provided, in line with Policy CP7 of the core strategy and Paragraphs 109 and 118 of the NPPF.

17. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

18. Notwithstanding the details hereby approved, no works shall be undertaken in respect of preparation for or installation of the rooflight windows until details of the windows (showing their suitability for being fitted flush with the adjacent roofing so as not to project above the plane of the roof slope in which they are located) have been submitted to and approved in writing by the local planning authority. The rooflight windows shall be constructed in full accordance with such details as may be so-approved and thereafter shall be so-retained.

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

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. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see -

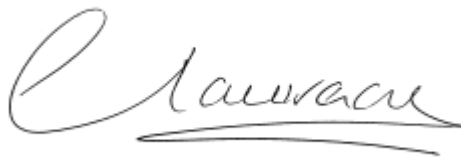
<http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

3. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist 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. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the 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.

Signed



Clare Lawrence  
Head of Development Management & Regulatory Services  
Date: 23.01.2019

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Mark Croucher on telephone number: 0118 974 6264 or by email at: [Mark.croucher@wokingham.gov.uk](mailto:Mark.croucher@wokingham.gov.uk)

#### Further Information

**An officer report on the application and the decision will be available to view online at [www.wokingham.gov.uk](http://www.wokingham.gov.uk) within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham. DISCHARGE OF**

**CONDITIONS** – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

[http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027\\_england\\_en.pdf](http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf)

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

**APPEALS** – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or

Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
  - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
  - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
  - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

**NEW DWELLINGS** – If this notice relates to approval of new dwellings please ensure that you contact the Council to arrange for an address and post code to be allocated. Details can be obtained from Viv Conlon on 0118 974 6321.

**ACCESS TO PRIVATELY OWNED LAND** - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

**BUILDING REGULATIONS** - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

**FIRE REGULATIONS** - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

**WASTE MANAGEMENT REGULATIONS** - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled 'Non – statutory guidance for site waste management plans' (Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

**PURCHASE NOTICES** - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

**The Town & Country Planning (Development Management Procedure) 2015 Article 35 –** This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.