



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mrs Kaye Roberts
mm3 design ltd
Dairy Farm
Bushey Lane
Hillesden, Buckingham
MK18 4BX

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 211368
Applicant Name: Mr A Ilsley
Site Address: Grange Farm, Land Adjacent, Islandstone Lane,
Hurst, RG10 0RJ
Proposal: Application to vary condition 2 of planning consent 200947 for the Application to vary conditions 5, 6, 7 and 8 of planning permission 190485 for the proposed conversion of existing barn into a single dwellinghouse and demolition of temporary timber stable. Conditions 5, 6, 7 and 8 refer to boundary treatments, landscaping, tree protection and contamination and the variation is to seek approval of boundary treatments, landscaping, tree protection and contamination investigation details. Condition 2 refers approved details and the variation is to provide a new window, roof lights and sunpipe installation to the conversion.

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 as stated in 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 and Reasons

1. Condition removed.
2. This permission is in respect of the submitted application plans and drawings numbered AL(10)001 REV B, AL(10)002 REV C) AL(12) 003, AL(10)005 REV C, AL(10)006 REV E, AL(10)007 REV E, AL(10)014 REV E and PLAN 1 (as renamed by Planning Officer), received by the Local Planning Authority on 20/04/2021 and plan numbered AL(10)008 REV C, received by the Local Planning Authority on

16/04/2020. 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.

5. The boundary treatments shall be implemented prior to first occupation of the development, in accordance with plan numbered AL (12)002 REV C, received by the local Planning Authority on 20/04/2021. Boundary treatments shall be maintained in the approved form for so long as the development remains on site.

Reason: In the interests of amenity and highway safety.

6. The landscaping shall be carried out in accordance with plan numbered AL(12)002 REV C, received by the local Planning Authority on 20/04/2021. Planting and landscaping shall be carried out in accordance with the approved details in the first planting and seeding season following the occupation of the building.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of the retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the Local planning Authority.

Reason: To ensure adequate planting in the interests of visual amenity.

8. The development shall be carried out in accordance with the scheme to deal with potential contamination of the site, as approved under discharge of condition application 202536. No building shall be occupied until the recommended measures have been carried out and a validation report has been submitted to and approved by the LPA.

Reason: To ensure that any contamination on the site is remediated to protect the proposed occupants of the application site and adjacent land.

All other conditions of planning permission 200947 apply to this planning permission, viz:

3. Restriction of Permitted Development Rights: Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 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 safeguard the character of the Countryside and neighbouring amenities

4. Parking and turning - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and

maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. The development shall be carried out in accordance with arboricultural method statement ref: SN/5837-19/18.11, dated 21/11/2019 and received by the Local Planning Authority on 16/04/2020. No development or other operations shall take place except in complete accordance with the details as so approved (hereinafter referred to as the approved scheme).

No further development shall be carried out on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

9. Ecology - The mitigation and compensation proposals detailed in section 4 and appendices 5 and 6 of the submitted John Wenman Updated Daylight Bat Survey (RefR173/a, dated September 2017) shall be implemented in full in accordance with the approved plans unless otherwise approved in writing by the Local Planning Authority. Reason: To ensure bats, a protected species, are not adversely impacted upon as a result of the development.

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10. Demolition Required - Prior to the occupation of the proposed dwelling, the existing structures shown to be demolished on plan numbered AL(10) 008 C have been so demolished.

Reason: In the interests of the amenity of the area and Countryside.

11. Removal of Demolished Materials - All materials arising from the demolition of buildings on the site shall be permanently removed from the site.

Reason: In the interests of amenity of the area and Countryside.

12. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of a similar appearance to those used in the existing buildings 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.

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.

Signed

A handwritten signature in black ink, appearing to read 'MC', enclosed within a hand-drawn oval shape.

Mark Cupit
Assistant Director - Delivery & Infrastructure
Date: 25 June 2021

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

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 which 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.

Appeals to the Secretary of State: 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). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above 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 from the decision date above 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 from the decision date above 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 from the decision date above 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.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

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](http://www.planningportal.gov.uk).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

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: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

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.