

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2024

Application Number: 242042

Location: 43 Gipsy Lane, Wokingham, RG40 2BN

Proposal: Application to vary condition 5 of planning consent 240710 for the proposed single storey front extension to create porch, single storey rear extension with changes to fenestration, the hardstanding to rear garden following demolition of existing conservatory (part- retrospective). Condition 5 refers to landscaping and the variation is to allow the inclusion of pebbled paving to the front driveway.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered P1305-02 Plan and Elevations and P1501-04B Block plan received by the local planning authority on 19/06/2024 and 19/09/2024. 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.

Condition 5 is deleted.

Newly inserted Condition 6 reads:

Within 4 months of the date of this permission, full details, including the species, size, spacing and numbers of plants to reinstate/plant the west side boundary hedgerow shown on the approved drawing number P1501-04B shall be submitted to the local planning authority for approval. The details thereby agreed shall be fully implemented.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the approval of the details by the Local Planning Authority. 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 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: In the interests of visual amenity and to protect the character and appearance of the countryside. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

All other conditions of planning permission 240710 apply to this planning permission, viz:

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. 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. Within 3 months of the date of this decision the rear garden area shall be constructed and landscaped in accordance with the levels and details in the approved drawing number P1501-04 and thereafter so- retained. This includes the removal of all hardstanding and the retaining walls that are not included in the approved plans.

Reason: To ensure that the development is carried out in accordance with the associated details hereby approved and to safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

5. Deleted see above.

6. See above.

Reason: See above.

Recommendation and conditions/reasons agreed: *MC*

Date: 20.09.2024

REMEMBER - The earliest date for a decision on this application is: **5 September 2024**