

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 January 2025

Application Number: 242841

Location: 63 High Street, Wargrave, Wokingham, RG10 8BU

Proposal: Application to vary condition 2 of planning consent 222150 for the proposed subdivision of the site and erection of 1no. three-bedroom detached dwelling and garage with array with associated access to serve the existing and proposed dwellings, and parking area to serve the existing and proposed dwellings. Condition 2 refers to approved details and the variation proposes to alter the roof form of the consented detached garage.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and drawings numbered:

- Location Plan, Existing and Proposed Block Site, Floorplans, Elevations, Sections and Indicative Images R3.0 (Garage Parking R3.0 & Site Layout Revision 3.0 SUPERSEDED) (received 03/11/2022)
- Garage Roof Amendment Revision 4.3 (received 08/11/2024)
- Garage Parking Revision 4.3 (received 08/11/2024)
- Additional Sections R3.0 (received 03/11/2022)
- Visibility Splays R3.1 (received 03/11/2022)
- Swept Path Plan R3.2 (received 10/11/2022)

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.

All other conditions of planning permission 222150 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 the original 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).

3. External Materials

Before the development hereby permitted is commenced, details of the materials to be used in the construction of the external surfaces of the building shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so- approved details.

Reason: To ensure that the external appearance of the dwelling is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Plan policy TB24.

4. Archaeological Works

No development except demolition to ground level, shall take place until the applicant has secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to determine the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

5. Excavation Works

Prior to the commencement of development hereby permitted, details of the estimated volume of excavated soil arising from the construction of the building, location of storage and methods for its reuse within or off the site, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the development contributes to sustainable development.
Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.

6. Construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

7. Drainage

No development shall take place until full details of the drainage system for the site, in a drainage strategy report, have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating that infiltration is achievable.
2. Full calculations demonstrating the performance of soakaways.
3. Groundwater monitoring confirming 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.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

8. Landscaping Scheme

Prior to the commencement of development, full details of both hard and soft landscape proposals have been submitted to and approved in writing by the local planning authority. These details shall include hard surfacing materials. 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. Non-invasive species are recommended.

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: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB06 and TB21.

9. Protection of Trees

The development hereby permitted, and all other operations shall take place in complete accordance with the recommendations in Chapter 5 of the Arboricultural Implications Assessment dated November 2022 (Tree Surveys) and Tree Protection Plan included within (hereinafter referred to as the Approved Scheme).

No operations shall commence 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.

10. Biodiversity Enhancements

Prior to the commencement of the development, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 193 of the NPPF.

11. Lighting Scheme

Prior to the commencement of development details of the external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, curfews and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details. Reason: To protect biodiversity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Local plan policies CP07 and TB23.

12. Garage to be retained as such

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), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

13. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawings. 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Visibility splay provision

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 Visibility Splays R3.1 received on 03/11/2022. 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 and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

15. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

16. Obscure Glazing and 1.7m Openable

The first-floor side window in the north 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.

17. Wargrave Footpath 8

All construction traffic must be kept at all times within the curtilage of the property and must not be parked along Wargrave footpath 8. Any damage to the surface of the byway caused by construction traffic must be repaired as soon as possible by the developer, to the satisfaction of the Council.

Reason: To ensure the continued maintenance of an existing pedestrian public right of way. Relevant policy: Core Strategy Policies CP1, CP3 and CP6.

Informatives

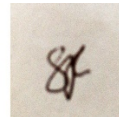
1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement 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.

2. 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.

3. 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.

4. 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.

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 13.12.24

REMEMBER - The earliest date for a decision on this application is: **12 December 2024**