

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 January 2025

Application Number: 242786

Location: Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS

Proposal: Application to vary condition 2 of planning consent 232492 for the proposed erection of a replacement two storey link extension following removal of the existing two storey link and erection of a part single part two storey side/rear extension with 1 no. Juliet balcony, plus addition of a side dormer following removal of the existing side dormer, removal of a pergola, installation of a flue, changes to fenestration, landscaping and front boundary treatment and relocation of the dropped kerb. Condition 2 refers to approved details. (retrospective)

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 583 120B, 583 131B, 583 100, 583 111B, 583 110B and 014-XX-00-PL-00 000 P1 received by the local planning authority on 04/11/2024 and 06/11/2024. 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 4 now reads:

Details of dormer - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Condition 5 now reads:

Details of link - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Condition 6 now reads:

Details of materials of boundary treatments - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Condition 7 now reads:

Bat licence - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: The house hosts a bat roost which will be destroyed as a result of the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Condition 8 now reads:

Insulation details - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Condition 11 now reads:

Rainwater goods - The development shall not be carried out other than in accordance with the approved details received by the local planning authority on 10/07/2024, 12/07/2024 and 26/09/2024 as part of the discharge of condition application (LPA ref: 241754).

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

All other conditions of planning permission 232492 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).

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2. See above

Reason: See above

3. See above

Reason: See above

4. See above

Reason: See above

5. See above

Reason: See above

6. See above

Reason: See above

7. See above

Reason: See above

8. See above

Reason: See above

9. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking 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.

10. The development hereby permitted shall be undertaken, implemented and maintained in full accordance with the bat mitigation measures given in section 6.0 of the submitted Bat Emergence Survey [John Wenman Ecological Consultancy at Parkers Cottage, Ref : R3527/a, September 2023] unless otherwise approved in writing by the Council.

Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals.

11. See above

Reason: See above

Recommendation and conditions/reasons agreed: *MC*

Date: 17.12.2024

REMEMBER - The earliest date for a decision on this application is: **28 November 2024**