

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 October 2024

Application Number: 242281

Location: 8 Sussex Lane, Reading, Spencers Wood, RG7 1BY

Proposal: Application to vary condition 2 of planning consent 142594 for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new., as varied by application 232812. Condition 2 refers to approved details.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

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

- SL/2022/02/PCRA - Front Boundary Amendments
- SL/2022/01/RB - Proposed Left Elevation & Proposed Right Elevation
- SL/2022/02RB - Proposed Front Elevation & Proposed Rear Elevation
- SL-SR/2018/01/LP - Location and Site Plan

Received by the Local Planning Authority on 5 September 2024.

- SL/2018/01/PCra - Landscaping Design

Received by the Local Planning Authority on 20 November 2023.

- SL/2017/02/HP - Proposed First Floor Plan
- SL/2017/03/HP - Proposed Ground Floor Plan

Received by the Local Planning Authority on 9 October 2018.

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 13 now reads:

The flat roof area to the ground floor rear element as enclosed by the stone pillars hereby approved, shall not be used as a balcony, terrace or outdoor amenity area.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

All other conditions of planning permission 232812 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 142594.

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. As above.

Reason: As above.

3. Landscaping - The scheme of landscaping detailed on the drawing titled 'Landscaping Design - SL/2018/01/PCra' and the Arboriculture Method Statement and Scheme of Works as received on the 20th November 2023 (Landscaping Design - SL/2018/01/PCra) and 29th December 2023 (for the Arboriculture Method Statement and Scheme of Works) and to be carried out in accordance with the approved plan and method statement and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the building(s).

Any trees or plants which, 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: To ensure the adequate planting in the interests of visual amenity.

4. Protection of Trees -

a) The Arboricultural Tree Protection and Method Statement (Drawing no. 18412085/18/2018) as approved on the 29th June 2018 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012. No development or other operations shall take place except in accordance with the details of the approved plan.

b) 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.

c) 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 been first sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

5. 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.

6. Removed

Reason: Removed

7. Protected Species - Prior to the occupation of the development, a bat loft and bat box shall be installed in the new garage building in line with recommendations made in the Bat Survey Report (RSK, October 2014). The loft shall be lined with type 1F bitumen felt, with 3 rows of 2m-long timbers fitted under the rafters, and access for bats must be provided into the enclosed loft space. Written confirmation from a suitably qualified ecologist confirming that a bat box and bat loft have been installed including details of the locations and specifications of these features is to be submitted to the Council for approval in writing.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

8. 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.

9. Restriction of permitted development rights - Notwithstanding the provisions of Classes A, B, C, D and 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 area Countryside / Green Belt and neighbouring amenities. Relevant policy: [NPPF Section 13 (Protecting Green Belt Land), Core Strategy policies CP1, CP3, CP11, CP12 and Managing Development Delivery Local Plan policy TB01 and TB21

10. Demolition and Potential Contamination - Prior to demolition of the existing buildings and structures and prior to the development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing assessment and where necessary mitigation measure undertaken have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land.

11. Land affected by Contamination - In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA on completion of the development.

Reason: To ensure that any contamination of the site is remedied to protect existing/proposed occupants of the property on the site and/or adjoining land.

12. The ensuite windows in the southern elevation of the development hereby permitted shall be permanently obscure-glazed 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.

13. As above.

Reason: As above.

Recommendation and conditions/reasons agreed:



Date: 29/10/24

REMEMBER - The earliest date for a decision on this application is: **1 October 2024**