

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 25 June 2025

Application Number: 242872

Location: The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT

Proposal: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.

Recommendation: Approve

Conditions and/or Reasons

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. Approved details - This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (PL.005 RevP1), (PL.012 RevP1), received by the local planning authority on 13/11/2024. Plans and drawings numbered (101 RevA), (PL.025 RevP2), received by the local planning authority on 26/11/2024. Plans and drawings numbered (PL.015 RevP1), received by the local planning authority on 20/12/2024. Plans and drawings numbered (PL.010 RevP3), received by the local planning authority on 21/02/2025. Plans and drawings numbered (PL.011 RevP2), (PL.013 RevP2), (PL.014 RevP2), (PL.023 RevP3), (PL.024 RevP3), (PL.026 RevP3), received by the local planning authority on 24/04/2025. 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.

3. External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s 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 building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, 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 the occupation of the building(s). 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: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

5. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed,

uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Parking and turning space to be provided - 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. Access to be provided - No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

8. Bin collection area - No building shall be occupied until the collection area(s) for refuse and recyclable materials have been constructed in accordance with the approved details and plans. The collection areas/ facilities shall be permanently

retained in accordance with the approved details and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

9. Surface Water Drainage - No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the PA. The scheme shall demonstrate that post-development runoff rates and volumes will not exceed existing conditions, incorporate SuDS where feasible, and include details for long-term maintenance. The approved scheme shall be implemented prior to first occupation and retained thereafter to prevent increased flood risk.

Reason: To ensure acceptable runoff rates are achieved and to prevent increased flood risk in accordance with NPPF Section 14, Core Strategy Policy CP1, and MDD Local Plan Policies CC09 and CC10.

10. Ecological Assessment - Unless otherwise agreed in writing by the council, all works are to be carried out in full accordance with the non-licensed method statement proposed in section 5.5 of the submitted Ecological Assessment. Within one month of substantial completion, a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

11. No development shall commence on site until a Construction Phase Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan shall include (where applicable):

- a) Triggers for activation of the plan;
- b) Means and location of sheltering for a period of no less than 48 hours;
- c) Means of support for residents, customers, staff and visitors whilst in sheltering conditions;
- d) Means of evacuation and recovery;
- e) Method and frequency of review;

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the duration of construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plans(s).

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect construction staff and occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

12. End user emergency plan - No works shall commence on site until a revised End User Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios. The End User Emergency Plan(s) shall include (where applicable):

- a) Triggers for activation of the plan;
- b) Means and location of sheltering for a period of no less than 48 hours;
- c) Means of support for residents, customers, visitors and staff whilst in sheltering conditions;
- d) Means of evacuation and recovery;
- e) Method of and frequency of review.

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operate and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

13. Demolition required - No development shall take place on the site until the 'Existing Garage Outbuilding' and the 'Existing Outdoor Seating' as indicated on the submitted existing site and block plans (PL.001 RevP2) have been so demolished.

Reason: In the interests of the amenity of the area and highways safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and Managing Development Delivery Local Plan policies TB21 and CC07.

14. 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 the amenity of the area and highways safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and Managing Development Delivery Local Plan policies TB21 and CC07.

15. Hours of use - The extension hereby permitted shall not be occupied other than between the hours of 10:00 - 00:00 Mondays to Wednesdays and on Sundays, and between the hours of 10:00 - 01:00 Thursdays to Saturdays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

16. Ventilation and Filtration Equipment - Prior to first use of the refurbished kitchen hereby approved, full details of fume/odour extraction, mechanical ventilation and filtration equipment to be installed and therein shall be submitted to and approved in writing by the local planning authority. The approved ventilation and filtration equipment shall be installed and made fully operative prior to first use of the development hereby approved. The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the development hereby permitted remains on site.

Reason: To ensure that no excessive odour nuisance or noise disturbance is caused to the occupiers of neighbouring properties. 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.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

For further details, please see <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

5. 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.

6. 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.

7. The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and the Conditions above have been imposed to secure emergency plans to protect the wellbeing of construction workers, staff and the public in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Office for Nuclear Regulation (ONR) and the 4 authority EP group are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

Recommendation and conditions/reasons agreed:



Date: 25/06/25

REMEMBER - The earliest date for a decision on this application is: **9 May 2025**