

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 May 2025

Application Number: 250623

Location: Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE

Proposal: Application to vary condition 2 of planning consent 231857 for the Full Application for the proposed erection of 1 no. detached four- bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings. Condition 2 refers to Approved Drawings and the variation is the omission of a north-facing kitchen window, repositioning of the ASHP, increase in width of external timber bin enclosure, changes to fenestration and the addition of a 25 panel solar photovoltaic array.

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:

SK-036 Rev.P1 (received 01/08/2023)
053.HAM.4.0.02 Rev.A (received 01/08/2023)
053.HAM.3.04 Rev.C (received 01/08/2023)
053.HAM.3.05 Rev.C (received 01/08/2023)
053.HAM.4.5.02 Rev.A (received 01/08/2023)
051 Rev.P11 (received 15/03/2025)
100 Rev.V1 (received 15/03/2025)
101 Rev.V1 (received 15/03/2025)
102 Rev.V1 (received 15/03/2025)
103 Rev.V1 (received 15/03/2025)
105 Rev.P4 (received 01/08/2023)
400 Rev.V1 (received 15/03/2025)
401 Rev.V1 (received 15/03/2025)
402 Rev.V1 (received 15/03/2025)
403 Rev.V1 (received 15/03/2025)
405 Rev.P2 (received 01/08/2023)
420 Rev.P5 (received 01/08/2023)

500 Rev.V1 (received 15/03/2025)
501 Rev.V1 (received 15/03/2025)
511 Rev.V1 (received 15/03/2025)

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.

All other conditions of planning permission 231857 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.
3. External materials - The materials to be used in the construction of the dwelling are to be as specified on the approved plans and application form, unless otherwise agreed in writing by the local planning authority.
4. Parking and turning space to be provided - The development shall not 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.
5. Cycle parking to be provided - The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so retained for the parking of bicycles and used for no other purpose.
6. Access to be provided - The development shall not be occupied until the access has been constructed in accordance with the approved plans.
7. Gates - 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), no gates or barriers shall be erected unless set back a distance of at least 5 metres from the highway boundary and so as to open away from the highway.
8. Prior to the occupation of the development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.
9. The landscaping hereby approved must be carried out in complete accordance with the approved plans (053.HAM.3.04 Rev. C, 053.HAM.4.0.02 Rev. A & 053.HAM.4.5.02 Rev. A.) 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.

10. 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.

11. Protection of trees a) The development must be carried out in accordance with the AMS (TREE SURVEY, IMPACT APPRAISAL & TREE PROTECTION DETAILS – Updated August 2023), (hereinafter referred to as the Approved Scheme), and Visibility Splay Drawing Ref. 21-102 SK- 036-P1 Aug.23.

b) 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.

c) 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.

d) 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.

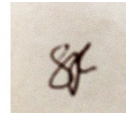
12. Drainage Details - The development hereby approved shall be carried out in complete accordance with the Proposed Surface Water Drainage Layout (Drawing number 104 Rev.P2) unless otherwise agreed to in writing by the Local Planning Authority.

13. Prior to any works to the main roof commencing a detailed scheme to provide at least two bat boxes on site shall be submitted to and approved in writing by the local planning authority. The bat box scheme shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

14. Restriction of permitted development rights - Notwithstanding the provisions of Classes A, B, D, E and F 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 of any building on the site shall be carried out without the express permission in writing of the local planning authority.

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.



Recommendation and conditions/reasons agreed:

Date: 17.4.25

REMEMBER - The earliest date for a decision on this application is: **11 April 2025**