

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 August 2025

Application Number: 251415

Location: Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT

Proposal: Application to vary condition 2 of planning consent 220801 for the proposed demolition of existing dwelling, and erection of 1no. dwelling. Condition 2 refers to the approved details, and the variation is to vary the scheme drawing references and design details.

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 (YF.DPC.500.BPP.2 A) (YF.DFC.50.WELP.14 A) (YF.DPC.50.SELP.15 A) (YF.DPC.50.EELP.13 A) (YF.DPC.50.FFP.2 A) (YF.DPC.50.GFP.1 A) (YF.DPC.50.NELP.10 A) (YF.DPC.50.SFP.3 A) (YF.DPC.500.BPP.2 A) (YF.DPC.50.RPP.4 A) (YF.500.SP.1 C) received by the local planning authority on 12/06/2025 & 16/06/2025. 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 220801 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 (220801).

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. See above.

Reason: See above.

3. External Materials

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Plan titled 'Materials Schedule', received on 25 June 2025.

Reason: To ensure that the external appearance of the dwellinghouse is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Drainage

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Document titled 'Sustainable Drainage Assessment (85974R3)', received on 25 June 2025.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Landscaping

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Plan titled 'Site Plan Layout Landscape Proposed (YF.DPC.500.LAND.1)', received on 25 June 2025 & Document titled 'Landscape Statement', received on 25 June 2025.

Reason: 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).

6. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives 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.

7. Protection of trees

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Plan titled 'Root Protection Strategy Proposed (YF.DPC.500.RPA.1 G)', received on 13 August 2025, Plan titled 'Tree Protection Plan (YF.DPC.500.TPP.10)', received on 13 August 2025 & Document titled 'AIA Addendum', received on 18 August 2025.

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.

8. 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.

9. Electric Vehicle Charging

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Plan titled 'Proposed Drainage Set Out Storm And Foul (YF.DPC.100.DRPROP.4 F)', received on 19 August 2025 & Document titled 'Specification Sheet – EV Charger', received on 25 June 2025.

Reason: To ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

10. Bat License

This information was submitted and approved under application 251510. The development shall be carried out in accordance with the approved details: Document titled 'Bat License (WML-CL47)', received on 4 August 2025.

Reason: The house hosts six bat roosts which will be affected by 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).

Informatives

1. 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.

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 development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

5. During pre-application and application stages, the Council has highlighted the importance of the applicant having the correct planning permission(s) in place before any demolition or construction works start on site. This specifically refers to serious implications for the applicant in respect of potential Community Infrastructure Levy (CIL) payments that may be due if the development does not have the correct planning permission.

6. 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: 22/08/25

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