

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 May 2025

Application Number: 250777

Location: 8 South Drive, Wokingham, RG40 2DH

Proposal: Application to vary conditions 2, 3, 4, 7 of planning consent 242195 for a proposed single storey extension to facilitate leisure facilities and the erection of a detached garage. Condition 2 refers to approved details; 3 to windows and doors; 4 to materials and finishes; 7 to external materials. The variation is to allow changes to approved details and change of wording of condition 7.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and drawings numbered 01A, 02A, 03C, 04B, 'BS5837:2012 Tree Survey and Arboricultural Impact Assessment' (dated 8th April 2024), 'Arboricultural Impact Assessment' plan (July 2024 Rev C) and 'Newt Avoidance Method Statement' received by the local planning authority on 28/08/2024, 04/09/2024, 11/10/2024 and 27/03/2025. 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.

Condition 3 now reads:

The windows, external doors and related joinery shall be implemented in accordance with the information details shown on plans 03C and 04B, unless other minor variations are agreed in writing by the Local Planning Authority after the date of this permission and before implementation.

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 4 now reads:

The material finishes shall be implemented in accordance with the information details shown on plans 03C and 04B unless otherwise agreed in writing by the Local Planning Authority after the date of this permission and before implementation.

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:

The external surface materials shall be implemented in accordance with the information details on plans 03C and 04B unless otherwise agreed in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To ensure that the external appearance of the building is satisfactory.

All other conditions of planning permission 242195 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 242195 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).

5. Matching finishes: All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: 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.

6. Protection of trees etc.

a) No development or other operation shall take place except in complete accordance with the 'BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/163330:24 8.4.24' (hereinafter referred to as the Approved Scheme).

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.

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. The garage hereby approved shall be used as incidental accommodation to the enjoyment of the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

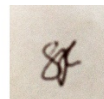
Informatives

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Clarification of variation to Condition 3.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 20.5.25

REMEMBER - The earliest date for a decision on this application is: **20 April 2025**