



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Alan Gunne-Jones
Planning & Development
Associates Ltd
Suite 155
155 Minories
City Of London
EC3N 1AD

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 223108
Applicant Name: Atlantic Swiss Agency LLP
Site Address: Templecombe, Wargrave Road, Remenham,
Wokingham, RG9 3HU
Proposal: Full application for the proposed erection of 1 no.
dwelling, amendments to the internal access road,
erection of a detached covered car port and
associated landscaping following demolition of
existing dwelling and pool house
Date of Decision: 11 August 2023

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 following plans:

20083-XX-010 Rev P4, dated 3 January 2023
0083-XX-700 Rev P5, dated 30 December 2022
20083-XX-701 Rev P4, dated 30 December 2022
20083-MH-702 Rev P1, dated 14 October 2022

20083-MH-703 Rev P2, dated 19 October 2022
20083-MH-704 Rev P2, dated 13 December 2022
20083-MH-705 Rev P2, dated 19 October 2022
20083-MH-715 Rev P3, dated 13 December 2022
20083-MH-720 Rev P3, dated 13 December 2022
20083-MH-721 Rev P4, dated 13 December 2022
2.04, 2.05, 2.06 and 2.07, dated 28 September 2022

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. Where inconsistencies exist between the site plans and floor plans with respect to any path leading west from the dwelling, the site plans (0083-XX-700 Rev P5 and 20083-XX-701 Rev P4) prevail.

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 lighting

No development shall be occupied until a lighting design strategy for biodiversity for the access drive, woodland habitat and any other structure supporting compensation bat roost features has been submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats, badgers and glow-worms and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To limit the impact of light pollution on the Natural Environment, and bats in particular. Relevant policy: NPPF Paragraphs 170, 174 and 180 and Core Strategy Policy CP7.

4. Construction Environmental Management Plan

No development including demolition, ground works or vegetation clearance shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The biodiversity and wildlife measures shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of biodiversity protection zones
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features

- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h) Use of protective fences, exclusion barriers and warning signs
- i) A licence for development works affecting bats obtained from the Statutory Nature Conservation Organisation (Natural England)

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority until completion of the development. This includes mitigations measures approved in the bat licence shall be maintained in accordance with the approved details.

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience and neighbour amenities and to protect wildlife and biodiversity.

Relevant policy: National Planning Policy Framework Policy 2021, Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan Policy TB23.

5. Landscaping

No development excluding demolition shall commence until a final landscape strategy and scheme of hard and soft landscaping (including boundary treatments and finishes to the walled garden) has been submitted to and approved in writing by the local planning authority. Details shall include 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.

6. Woodland Management Plan (Grampian condition)

No development excluding demolition shall commence until a Woodland Management Plan (WMP) has been submitted to and approved in writing by the local planning authority. The WMP shall be undertaken by qualified practitioners and shall demonstrate long term management and regeneration of the Lowland Beech Woodland within the Templecombe Estate (within the blue line boundary) consistent with the wider management of Park Place through to 2033. The approved WMP shall be implemented through the plan period.

Reason: To ensure management of the woodland as part of the wider registered park and garden. Relevant policy: National Planning Policy Framework Section 16, Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB24.

7. Programme of archaeological work

No development other than demolition necessary to undertake works associated with this condition and in consultation with Berkshire Archaeology shall commence until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

8. External materials

No development excluding demolition shall take place until details of the materials to be used in the construction of the external surfaces of the building has been submitted to and approved in writing by the local planning authority. The 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, CP3, CP11 and CP12 and Managing Development Delivery Local Plan Policies TB01 and TB24.

9. Archival recording

No development shall take place until a detailed record of the existing dwelling has been submitted to and approved in writing by the local planning authority. The recording is to be in the form of 1:50 survey plans and elevations, black and white photographs of all elevations, and typical interior details.

Reason: To maintain a record of the features to be demolished which form part of the historic development of the site. Relevant policy: National Planning Policy Framework Section 16 and Managing Development Delivery Local Plan policy TB24.

10. Drainage

No development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the local planning authority. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

The hard surfacing shall be constructed from porous materials or provision shall be made to direct water run-off from the hard surface to a permeable or porous area, and the hard surfacing shall thereafter be so maintained.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

11. Ground and building levels

No occupation of the development shall take place until a measured survey of the dwelling, as constructed, that certifies that the dwelling has been constructed in

accordance with the approved details has been undertaken and submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1, CP3, CP11 and CP12 and Managing Development Delivery Local Plan policies TB01 and TB21.

12. Protection of trees

No development or other operations shall take place until an updated Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the local planning authority. The documentation shall be in accordance with the approved Arboricultural Method Statement (ref: BG21.142.23), dated 20 December 2022 and the accompanying Tree Protection Plans numbered BG.21.142.13 (Plan and Sections 1, 2 and 3), dated 19 December 2022, all prepared by Brindle and Green but with updates to include deletion of the poolhouse, path thereto, outdoor swimming pool and the removal of Trees T48 and T49 (hereinafter referred to as the Approved Scheme).

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.

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.

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.

13. Parking

The dwelling shall not be occupied until the vehicle and cycle parking has been provided in accordance with the approved plans. The vehicle parking spaces 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.

14. Access construction

The dwelling shall not 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.

15. Unexpected Contamination.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy. Relevant policies: National Planning Policy Framework paragraphs 118, 170 and 178.

16. Compliance with Energy Statement

The development hereby permitted shall be implemented in accordance with the Energy Strategy Report prepared by The PES, dated 14 October 2022 before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

17. Restriction of permitted development rights – Classes A and E

Notwithstanding the provisions of Classes A and E 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 outbuildings, enlargement, extensions, 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 and neighbouring amenities and to prevent harm to the ecological and landscape qualities of the Registered Park and Garden and the Green Belt. Relevant policy: Core Strategy policies CP1, CP3, CP11 and CP12 and Managing Development Delivery Local Plan policies CC03, TB01, TB21, TB23 and TB24.

18. Excavated soil

Prior to the commencement of development hereby permitted, details of the estimated volume of excavated soil arising from the construction of the building, location of storage, methods for its reuse within the site or removal from the site and estimated timeframes, shall be submitted to and approved in writing by the local planning authority. The reuse of the soil shall be carried out in accordance with the approved details.

*Reason: To ensure the development contribute to sustainable development.
Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.*

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 4.08.2023, the obligations in which relate to this development.

3. Community Infrastructure Levy

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 - Community Infrastructure Levy advice - Wokingham Borough Council. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

4. Pre commencement conditions

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.

5. Changes to the approved plans

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.

6. Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7. Demolition Notice

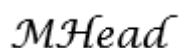
The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

8. Discussion

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 a pre-application process and addressing concerns relating to highway safety.

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.

Signed



Marcia Head
Head of Development Management - Place & Growth
Date: 11 August 2023

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](#) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.