

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 April 2026

Application Number: 243207

Location: Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY

Proposal: Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, facilitated through a partial change of use, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.

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 (5793 1210 E), (5793 1211 C), (5793 1310 C), (5793 1311 D), (5793 1312 C), (5793 1102 E), (5793 1100 G), (5793-1212 E), (5793-1213 B) & (5793-1214 C), received by the local planning authority on 20/12/2024, 29/01/2025, 30/01/2025 & 24/10/2025. 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.

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. Notwithstanding the details submitted, prior to the commencement of the hereby approved scheme of works to alter and have enlarged the historic farmhouse to form a modern large dwelling, a full programme of structural repairs to the historic farmhouse is to be submitted to and approved in writing by the local planning authority. Details will identify the location where structural repairs are required, the reason why the works are required along details setting out the nature and extent of the repairs to be undertaken. The repair works shall then be undertaken in accordance with the details as approved.

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.

5. Detailed drawings

The works hereby permitted shall not commence, including any works of demolition and/or stripping out, until detailed drawings and schedules showing all those parts of the building to be removed, dismantled or stripped out [including the removal of internal features, floors, and wall or ceiling surfaces] have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved details.

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. Further details required

Prior to the commencement of works hereby granted consent the following details are to be submitted to and approved in writing by the local planning authority. The works shall then be undertaken in accordance with the details as approved.

- a) A Schedule for Repair Works for the farmhouse, to included details of the means to be used, with it to be clearly shown where such works would be taken out,
- b) Schedule detailing works and the methodology for basement to deal with damp and timber structure within the basement,
- c) Methodology for the formation of the new rear first-floor window opening,
- d) Details that confirm any existing floor structure and/or ceiling which is to be replaced, with their location identified on floor plans along with what the replacement would be.
- e) Full details of all measures to introduce thermal insulation measures to the walls, flooring, ceilings and roof.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. External brickwork

Any areas of external brickwork required to be re-instated in accordance with the approved plans shall match the existing brickwork, with bricks of the colour, face finish and size as the existing, along with the brick bond, pointing (mortar mix, colour and finish).

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.

8. New Window & Door Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s) and door(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include: • 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section • Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.

- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

Installation of the new window(s) and/or door(s) is to then be undertaken in accordance with the details as approved.

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.

9. Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatments (including gates) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

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.

10. No works affecting bat roosts shall commence on site until a licence for development works affecting bats has been obtained and an email from Natural England stating that the site has been registered under the Bat Mitigation Class Licence has been submitted to and approved in writing the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

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

11. A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

12. Landscaping

The development hereby approved shall be carried out in accordance with the Landscape and Visual Impact Assessment (June 2025), carried out by Goodger Design Associates. Landscaping shall be undertaken in accordance with the drawings 471/04, 471/05 & 471/06.

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).

13. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space 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.

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. 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. The applicant is reminded that they need to apply for Ordinary Watercourse Consent, via floodriskdc@wokingham.gov.uk to connect the downpipe into the river.

6. The applicant is reminded that they will require a Flood Risk Activity Permit (FRAP) from the Environment Agency for the drainage works.

7. Works affecting the existing slate stone shelves and flooring within the pantry would require separate Listed Building Consent.



Recommendation and conditions/reasons agreed:

Date: 1 April 2026

REMEMBER - The earliest date for a decision on this application is: **7 December 2025**