

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 December 2025

Application Number: 252550

Location: The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB

Proposal: Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and documents:

1802-600 Rev B - Proposed External Finishes

The Coppers, Penny Lane, Wargrave, Berkshire, RG10 8PB. External Materials
Schwegler bat tube details

Received 10th December 2025

RSPB Classic Nest bird box details

Ibstock bat brick details

Received 9th December 2025

1802-08 Rev H - Proposed Elevations

1802-06 Rev D - Proposed Ground Floor Plan

1802-05 Rev D - Proposed Lower Ground Floor Plan

Received 29th October 2025

1802-SK101 Rev A - Proposed Site Plan

Received 10th October 2025

Location Plan

Received 3rd November 2025

180207 Rev A – Proposed First Floor Plan

Arboricultural Statement LAS_463 15.12.23

Received 22nd November 2024

1802-401 D – Proposed Replacement Outbuilding Site Plan

Received 31st January 2025

The development shall be carried out in accordance with the approved details.

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 development hereby permitted shall be carried out in accordance with the materials specified in:

- 1802-600 Rev B - Proposed External Finishes

- The Coppers, Penny Lane, Wargrave, Berkshire, RG10 8PB. External Materials

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 and CP3.

Condition 5 now reads:

The development shall be carried out in accordance with the ecological enhancements specified on drawing

1802-600 Rev B - Proposed External Finishes and the specifications for bat and bird enhancements outlined in condition 2.

Reason: To incorporate biodiversity in and around developments and maintain wildlife including protected species. Relevant policy: Core Strategy policy CP7 and Managing Development Delivery Local Plan policies TB23 and CC03.

Newly inserted condition 9 shall read:

No works affecting the east facing dormer shall commence until a licence for development works affect bats and bat roosts has been obtained from Natural England and a copy (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

Reason: The building hosts a bat roost that will be destroyed because of the proposals. This condition will ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Section 15 of the NPPF Local Plan policies CP3 and CP7 and MDD policy TB23.

All other conditions of planning permission 242951 apply to this planning permission, viz:

1. Time Limit

The development hereby permitted shall commence before 7th March 2028.

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

See above.

Reason: See above.

3. Materials

See above.

Reason: See above.

4. Non-let/No sale

The outbuilding hereby approved shall be used as ancillary accommodation to the main dwellinghouse at all times and shall not be used, sold, sub-let or disposed of separately.

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, CP11 and CP12 and Managing Development Delivery Local Plan Policies CC01, CC07 and TB01.

5. Ecological Enhancements

See above.

Reason: See above.

6. Drainage Details

Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Classes A, B, D and E of Part 1, Schedule 2 of the Order, shall be carried out at the site which is the subject of this permission.

Reason: To avoid further development which would give rise to inappropriate development in the Green Belt by involving disproportionate additions. Relevant policy: NPPF Section 13 (Protecting Green Belt Land), Core Strategy policy CP12 and Managing Development Delivery Local Plan policy TB01.

8. Arboricultural Information

a) No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Statement LAS_463 15.12.23' (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 otherworks commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Bat Licence

See above.

Reason: See above.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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.

3. 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.

4. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 5th March 2025 the obligations in which relate to this development.

5. 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.

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: 15/12/25

REMEMBER - The earliest date for a decision on this application is: **24 November 2025**