

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 October 2026

Application Number: 261900

Location: Arkham Asylum, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Proposal: Application to vary condition 2 of planning consent 251912 for the proposed erection of 1no. detached dwelling with 2no. carports, front wall and entrance gates and associated landscaping, following demolition of the existing dwelling and outbuildings. Variation is to remove the basement from the approved drawings.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 9377-001 6, 9377-002 6, 9377-100 6, 9377-101 6, 9377-102 6, 9377-109 6, 9377-107 6 Rev:01, 9377-111 6 Rev:01, 9377- 112 6, 9377-113 6, 9377-114 6 Rev:01, 9377-115 6, 9377-116 6, 9377- 127 6 Rev:01, 9377-129 6, 9377-131 6 Rev:01, 9377-132 6 and 9377-133 6 received by the local planning authority on 01/12/2025 and 11/08/2026. 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 251912 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 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).

3. The development should be carried out in accordance with plan 9377- 202.1, 12/06/2026 (The Keen Partnership) approved on 01/09/2026 under permission 261393.

4. The development should be carried out in accordance with plan 'Construction Environmental Management Plan (CEMP), Dr. Jonty Denton, dated May 2026 approved on 01/09/2026 under permission 261393.

5. The development should be carried out in accordance with plan 9377- 202.2 Rev: 6, 12/06/2026 (The Keen Partnership) approved on 01/09/2026 under permission 261393.

6. The development should be carried out in accordance with plans L1 – 'Landscape Proposals Plan' and 12/06/2026, David Williams Landscape Consultancy approved on 01/09/2026 under permission 261393.

7. The development should be carried out in accordance with plans 'Arboricultural Report – Arboricultural Method Statement, 12/06/2026 (Duckworths Arboriculture Ltd) and Tree Protection Plan Ref: SILVER BIRCHES TPP 07028 / 2026', 12/06/2026 (Duckworths Arboriculture Ltd) approved on 01/09/2026 under permission 261393.

8. The development should be carried out in accordance with plans 300P01, 12/06/2026 (Taylor Consulting Engineers), 302P01, 12/06/2026 (Taylor Consulting Engineers), 301P01, 12/06/2026 (Taylor Consulting Engineers), 303P01, 12/06/2026 (Taylor Consulting Engineers), 310P01, 12/06/2026 (Taylor Consulting Engineers), 311P01, 12/06/2026 (Taylor Consulting Engineers), 'SuDS Operation & Maintenance' (Taylor Consulting Engineers), Drainage Calculations, 24/07/2026 (Taylor Consulting Engineers), 'Geotechnical Ground Investigation Report', 11/06/2026 (STM Environmental Consultants Ltd) and 'Percolation Testing', 15/05/2026 (STM Environmental Consultants Ltd) approved on 01/09/2026 under permission 261393.

9. The development should be carried out in accordance with plans 9377- 202.7 Rev: 6, 12/06/2026 (The Keen Partnership) and 9377-202.8 Rev: 6, 12/06/2026 (The Keen Partnership) approved on 01/09/2026 under permission 261393.

10. The development should be carried out in accordance with plans 9377- 202.4 Rev: 6, 12/06/2026 (The Keen Partnership), 9377-202.5 Rev: 6, 12/06/2026 (The Keen Partnership), 9377-202.6 Rev: 6, 12/06/2026 (The Keen Partnership), and 'Lighting Design Strategy for Biodiversity' dated June 2026 (The Keen Partnership) approved on 01/09/2026 under permission 261393.

11. Prior to installation of the Air Source Heat Pumps (ASHP) hereby approved, specification details of the unit(s) along with either:

- A Microgeneration Certified Scheme 020 Assessment (according to a formula prescribed in this Government sponsored scheme); or
- A Noise Impact Assessment conducted by an appropriately qualified person(s) shall be submitted to and approved by the local planning authority.

The details shall inform the installation of the ASHP to achieve best practice and good acoustic design and address noise impact in terms of future users of the proposed site as well as nearby properties including internal and external spaces.

The ASHP shall be installed and thereafter managed and maintained in accordance with the approved details.

Reason: To protect residential amenity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

12. Notwithstanding the provisions of Classes A, B, C, D, E, F and G 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 development, buildings, enlargement 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 Countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.

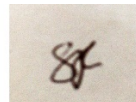
Informatives

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:

- The correct application type submitted following request.
- An extension of time agreed.

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: 7.10.26

REMEMBER - The earliest date for a decision on this application is: **23 September 2026**