

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 December 2024

Application Number: 242526

Location: 11 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU

Proposal: Application to vary conditions 2 and 3 of planning consent 230304 for the proposed erection of single storey front extension, part single part two storey side extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation. Condition 2 refers to approved details, condition 3 refers to external materials, and variation is to allow use of render on single storey extensions (retrospective).

Recommendation: Approve

Conditions and/or Reasons

Condition 2 & 3 is amended as follows:

2. Approved details- This permission is in respect of the submitted application plans and drawings numbered 002/A, 003/A & 004 received by the local planning authority on 03/10/24. 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.

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 - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3.

All other conditions of planning permission 230304 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 permission 230304.

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. See above.

Reason: See above.

3. See above.

Reason: See above.

4. 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.

5. Works are to be carried out in full accordance with the species mitigation and biodiversity enhancements given in Section 4 of the Bat Scoping Survey (Crossman Associates, Ref L1147.002, 10 January 2023) unless otherwise agreed in writing by the council. A report documenting the full implementation of the mitigation and enhancement measure shall be submitted to the local planning authority within six months of substantial completion.

Reason: To ensure that bats, a protected and priority species (as per the NPPF) and breeding birds are not adversely affected by the proposals and there is no net biodiversity loss. Relevant Policies CP03, CP7 and TB23.

6. Obscure glazing - The first floor en-suite window in the front elevation of the development and the first floor bathroom window in the side elevation facing no.15 of the development hereby permitted shall be fitted with obscured glass and shall be permanently so- retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

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. 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.

3. The plans show no part of the development overhanging or encroaching onto third party land. Should any part of the development encroach or overhang onto neighbouring land, this will be in breach of the approved drawings. This application gives no right to encroach or trespass onto neighbouring land during construction.

Recommendation and conditions/reasons agreed: *MC*

Date: 11.12.2024

REMEMBER - The earliest date for a decision on this application is: **7 November 2024**