

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2025

Application Number: 251471

Location: 50 Brook Street, Twyford, Wokingham, RG10 9NX

Proposal: (Retrospective) Full Application for the proposed demolition of existing workshop and the erection of a new 1 no. bedroom dwelling.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered 263-1215-C and LC/BS/001 REV 1 received by the local planning authority on 20/06/2025 and 09/07/2025. 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.

2. Landscaping - Within three months of the date of this permission, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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).

3. Cycle parking details required - Within three months of the date of this permission, there shall be submitted to and approved in writing by the local planning authority secure and covered parking for cycles. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Visibility splays - The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policies: CP3 and CP6.

5. 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.

6. Notwithstanding the details submitted, there are to be no flues, vents, pipework, or rainwater goods to the exterior elevations of development other than those shown on the plans as approved, unless written approval from the Local Planning Authority is obtained before works are undertaken.

Reason: To ensure that the external appearance of the building is satisfactory in the Conservation Area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB24.

7. Notwithstanding the details submitted the Brook Street gate/door is to be of a timber ledge and braced timber fabricated, with a corresponding timber gate/door frame.

Reason: To ensure that the external appearance is satisfactory in the Conservation Area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB24

8. Notwithstanding the details submitted there shall be no utility service meter enclosures on the Brook Street elevation of the hereby approved new dwelling and boundary wall.

Reason: To ensure that the external appearance is satisfactory in the Conservation Area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB24.

9. Restriction of permitted development rights - Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of the Second Schedule and Class A of Part 2 of the Second Schedule of 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 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 and neighbouring amenities.

Relevant policy: Core Strategy policies CP1 and CP3.

10. Notwithstanding the provisions of 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 additional windows or similar openings shall be constructed, except for any which may be shown on the approved drawing(s).

Reason: To safeguard the character of the area and neighbouring amenities.

Relevant policy: Core Strategy policies CP1 and CP3.

11. Obscure glazing - The first-floor north-east side elevation window of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows 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 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 08.09.2025

REMEMBER - The earliest date for a decision on this application is: **14 August 2025**