

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 7 April 2025

Application Number: 250010

Location: 71 London Road, Wokingham, RG40 1YA

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.

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/titled:

- Arboricultural Method Statement [Merewood 12/12/2024] (received 06/01/2025)
- 350-1205-E (received 14/02/2025)
- 350-1206-E (received 14/02/2025)
- 350-1207-I (received 21/02/2025)
- Tree Protection Plan Rev.A Feb 2025 (received 21/02/2025) - Downlighter Specifications [Firstlight Ravel Anti-Corrosion Style Downlight] (received 21/02/2025)
- Swift Brick Specifications [Ibstock Eco-habitat] (received 14/02/2025)
- Preliminary Ecological Appraisal and Roost Assessment [Arbtech, 26th November 2025] (received 14/02/2025)

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.

3. External materials - The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall be as specified on the approved drawings/application form 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.

4. Landscaping - Prior to the occupation of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. 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).

5. Protection of Trees

a) No development or other operations shall take place except in complete accordance with the B.S. 5837 Arboricultural Method Statement [Merewood 12/12/2024] (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 other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Parking to be provided - The development shall not 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.

7. Cycle parking to be provided - The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. 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.

8. Unless otherwise agreed in writing by the council, all works are to be carried out in full accordance with the recommendations for protected species mitigation and biodiversity enhancements for hedgehogs, birds and reptiles given in Preliminary Ecological Appraisal and Roost Assessment V2 and the Ibstock Eco-habitat for Swifts detail (received 14/02/2025).

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

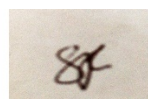
Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: Once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development

being occupied on site. Occupation of the development without complying with the pre-occupation 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.

Recommendation and conditions/reasons agreed:



Date: 27.3.25

REMEMBER - The earliest date for a decision on this application is: **3 February 2025**