

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



Expiry Date: 6 June 2025

Application Number: 250915

Location: 1 Norton Road, Riseley, Wokingham, RG7 1SH

Proposal: Application to vary condition 2 and 4 of planning consent 240471 proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding. Condition 2 refers to drawing numbers and the variation is to update the plan. Condition 4 refers to a bat mitigation licence and the variation is to update the strategy. (part retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

This permission is in respect of the submitted application plans and drawings numbered (23.24-115 A) (23.24-111 D) (23.24- 112 C) (23.24- 110 B) received by the local planning authority on 21/02/2024 & 02/07/2024 & 11/04/2025. 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.

Condition 4 now reads:

Prior to occupation of the development the new bat roosting features detailed in section 4.16, and Figures 3 and 4 of the bat survey report [GS Ecology Ltd - report reference ECO3450b, dated 30 August 2024] is to be provided and a report, from a suitably qualified ecologist confirming that it has been installed as specified, is to be submitted and approved in writing by the council. The new bat roosting features shall be retained in perpetuity.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy NPPF Section 15 and Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

All other conditions of planning permission 240471 apply to this planning permission, viz:

1. Deleted.

Reason: As the development approved through application 240471 has already commenced, condition 1 is no longer applicable.

2. See above.

Reason: See above.

3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by 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. See above.

Reason: See above.

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.

4. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any Great Crested Newts or evidence of Great Crested Newts 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.

Recommendation and conditions/reasons agreed:



Date: 4 June 2025

REMEMBER - The earliest date for a decision on this application is: **9 May 2025**