

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 June 2025

Application Number: 250655

Location: Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, RG40 3QD

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

Recommendation: Approve

Conditions and/or Reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 211889 allowed at appeal on 13.12.2022 which conditions shall remain in full force and effect save in so far they are expressly affected or varied by this permission.

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. Approved details

This permission is in respect of the submitted application plans and drawings numbered below received by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority:

Location Plan 230122A L 01 01
Existing Site Plan 230122A L 01 02
Constraints Plan 230122A L 01 03
Proposed Site Layout 230122A L 02 01 A
Boundary Treatments 230122A L 02 02 A
House Types 230122A L 02 03 A
Parking Layout 230122A L 02 04 A
Bike Store & Bin Collection 230122A L 02 05 A
Electric Vehicle Charging Point 230122A L 02 06 A
Air Source Heat Pump 230122A L 02 07 A
Management Plan and Public Open Space 230122A L 02 08 A
Permeability Plan 230122A L 02 09 A
Management Company Land 230122A L 02 10 A

Landscape General Arrangement Plan 1 of 2 230122A L 03 01 A
 Landscape General Arrangement Plan 2 of 2 230122A L 03 02 A
 Softworks Plan 1 of 3 230122A L 04 01 A
 Softworks Plan 2 of 3 230122A L 04 02 A
 Softworks Plan 3 of 3 230122A L 04 03 A
 Softworks - Eastern Boundary Edge 230122A L 04 10 B
 Typical Timber Fence 230122A D 03 01
 Typical Post and Wire Fence 230122A D 03 02
 Typical 1800mm Brick Wall 230122A D 03 03
 Typical 1200mm Brick Wall 230122A D 03 04
 Typical Sawn Timber Fence 230122A D 03 05
 Typical Sawn Timber Fence with Mesh 230122A D 03 06
 Typical Close Board Timber Fencing 230122A D 03 07 A
 Typical Retaining Brick Wall with 1100mm Brick Wall 230122A D 03 08 Typical
 Retaining Wall with Close Board Timber Fencing 230122A D 03 09 A
 Typical Retaining Wall with Railing 230122A D 03 10
 Typical Retaining Brick Wall with Sawn Timber Fence 230122A D 03 11 Typical
 Retaining Brick Wall with 1800mm Brick Wall 230122A D 03 12 Typical Timber
 Bollard 230122A D 03 13
 Typical Hedgerow Planting 230122A D 04 02
 Typical Ornamental Planting 230122A D 04 03
 Typical Tree Pit Hard 230122A D 04 04
 Typical Tree Pit Soft 230122A D 04 05
 CP 01 – Single Carport Floor Plans & Elevations 230122A CP 01
 CP 02 – Twin Carport Floor Plans & Elevations 230122A CP 02
 House Type A - Floor Plans 230122A HT A 01 01
 House Type A – Elevations 230122A HT A 02 01
 House Type B - Floor Plans (AS) 230122A HT B 01 01
 House Type B - Floor Plans (OPP) 230122A HT B 01 02
 House Type B - Elevations (AS) 230122A HT B 02 01
 House Type B - Elevations (OPP) 230122A HT B 02 02
 House Type C - Floor Plans 230122A HT C 01 01
 House Type C – Elevations 230122A HT C 02 01
 House Type D - Floor Plans 230122A HT D 01 01
 House Type D - Elevations Plots 02, 03 & 05 230122A HT D 02 01
 House Type D - Elevations Plots 01 & 04 230122A HT D 02 02
 House Type E - Floor Plans (AS) 230122A HT E 01 01
 House Type E - Floor Plans (OPP) 230122A HT E 01 02
 House Type E - Elevations (AS) Plots 13, 15 & 16 230122A HT E 02 01 House Type
 E - Elevations (OPP) Plots 12 & 14 230122A HT E 02 02 House Type E - Elevations
 (OPP) Plot 11 230122A HT E 02 03
 House Type E - Elevations (AS) Plot 16 230122A HT E 02 04
 House Type F - Floor Plans 230122A HT F 01 01
 House Type F - Elevations Plots 7 – 10 230122A HT F 02 01
 House Type F - Elevations Plot 6 230122A HT F 02 02
 Proposed Street Scenes 230122A SE 02 01
 Proposed Landscape Site Sections 230122A SE 02 02
 Illustrative Layout 230122A G 02 100
 Garden Measurements 230122A SK 240815 A
 Design & Access Statement Addendum 230122A R 02 02

Design and Access Statement 230122A R 02 01

Soft Landscape Schedule 230122A R 04 01 A

Detailed Specification in respect of the Open Space 230122A R 04 02 A Detailed Specification in respect of Estate Roads 230122A R 04

03

Development Visuals 230122A R 06

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. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: 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. Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and ensuring parking is in line with the approved parking plan

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20

5. The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: To protect the residential amenity and to ensure that dwellings are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

6. All hard and soft landscape works as set out in the condition 2, including plan references 230122A L 03 01 A, 230122A L 03 02 A (Landscape General Arrangement Plans), 230122A L 04 01 A, 230122A L 04 02 A, 230122A L 04 03 A (Softworks Plans), 230122A L 04 10B (Eastern Boundary Edge) and Soft Landscape Schedule 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: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 and TB06

7. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

8. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

9. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the soapproved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

10. Prior to the installation of the Air Source Heat Pumps (ASHPs), specification details shall be submitted to and approved in writing by the local planning authority. The details shall specify the design and appearance of the ASHPs and shall identify all nearby noise sensitive receptors and the provisions to be made for the control of noise emanating from the plant to be installed as part of the development. The approved scheme shall then be fully implemented prior to the occupation of the building(s).

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, E and F of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and reenacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3

12. 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 gates, walls, fences or barriers shall be erected on site.

Reason: To assist in the integration of the development into character and community of the area. Relevant policy: Core Strategy policies CP1 & CP3, and Wokingham Borough Design Guide Supplementary Planning Document.

13. All bathroom and ensuite windows of the development hereby permitted shall be fitted with obscure 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 ensure privacy to all bathrooms and ensuites, and to safeguard

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

14. 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), the garage accommodations on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure the development has adequate off street parking.

15. 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), the rear single storey flat roof forms on Plots 6-10 (as shown on the plans hereby approved in condition 2) shall not be used for the purposes of a terrace/balcony or outdoor amenity, nor shall the principle 'bedroom 1' windows be replaced with doors to facilitate such a purpose.

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

16. Prior to the commencement of the development hereby permitted, details of secure and covered bin storage areas for the dwellings shall be submitted to and approved in writing by the local planning authority. The bin storage areas and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

17. The development hereby approved shall be built in accordance with the sustainability measures set out in the Sustainability & Energy Statement from BlueSky Unlimited dated 4th September 2023.

Reason: To ensure sustainability measures are incorporated to mitigate climate change.

Informatives

1. The road leading to the houses must be built to adoptable standards to ensure a kerbside collection can take place. If the road is not built to adoptable standards, the WBC contractor will need to be granted indemnity from any damage to the road. The branches on the retained trees must be clear of the dustcart. The houses will be storing a 180 litre wheeled bin for rubbish, in some circumstances a 240 litre bin. Please refer in full to our Rubbish and Recycling Guidance for Developers

document <https://www.wokingham.gov.uk/rubbish-andrecycling/>

waste-collection/wasteinformation-developer

2. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.

3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

4. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption

5. It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, e.g. HS (G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place. To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site. HS(G)47 outlines best practice that should be followed to ensure you work safely: 1. Plan the work, obtain maps. 2. Detecting, identifying and marking underground services. 3. Safe excavation and safe digging practices.

6. This permission should be read in conjunction with the legal agreement for the outline applicaiton ref: 211889 under section 106 of the Town and Country Planning Act dated 23rd November 2022, the obligations in which relate to this development.

7. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement 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.

8. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

9. 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 boundary treatments. 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: 19.06.25

REMEMBER - The earliest date for a decision on this application is: **16 June 2025**