

FOREST GATE

ARCHITECTURE & DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPING

Discharge of Conditions Statement

3, 17, 20 and 21

38c Silver Fox Crescent Woodley Wokingham RG5 3JA

Planning Consent Ref 250386

For Mr T Taylor

December 2025

1.0 INTRODUCTION

Please find enclosed the submission package to discharge conditions 3, 17, 20 and 21 attached to the approved planning permission for the development at 38c Silver Fox Crescent.

This application includes:

- A full **Materials Schedule** (Condition 3)
- A proposed **Electric Vehicle Charging Strategy** (Condition 17)
- Details of **Boundary Treatments** (Condition 20)
- A comprehensive **Hard & Soft Landscaping Scheme** (Condition 21)

We confirm that the information provided meets the requirements set out by Wokingham Borough Council and complies with relevant Core Strategy and MDD Local Plan policies, including CP1, CP3, CP6, CC03 and TB21.

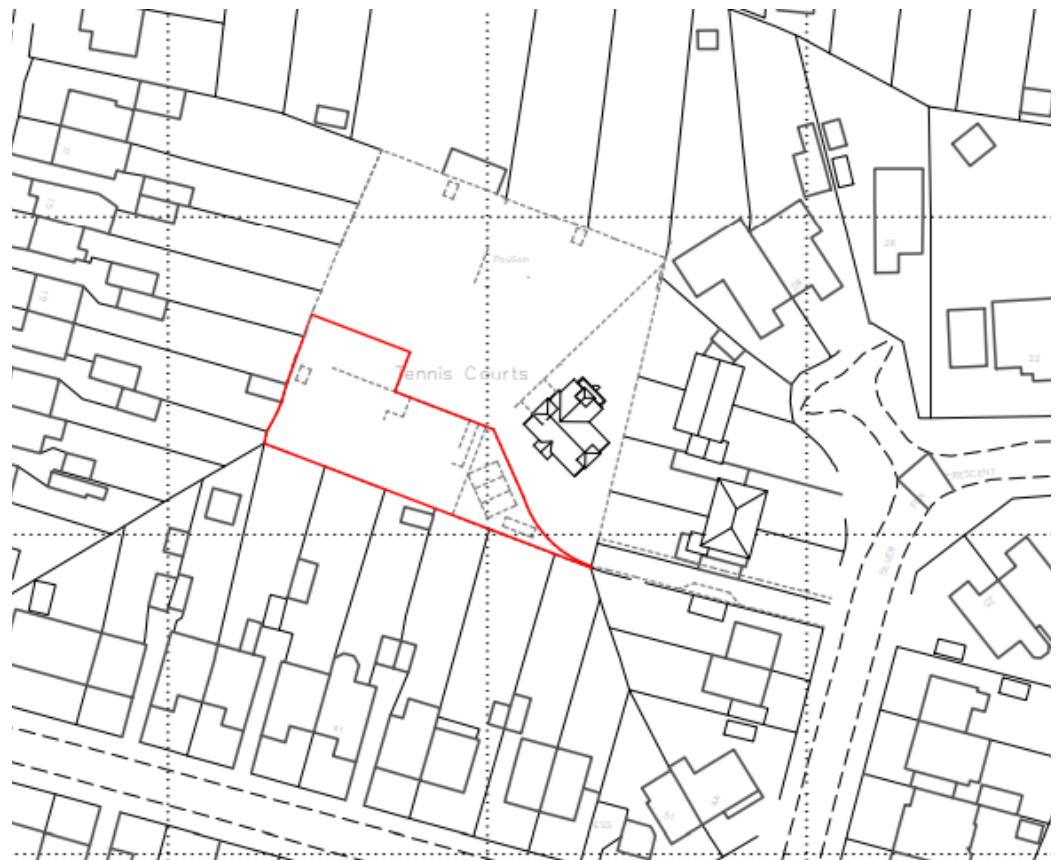


Image of site plan

2.0 Condition 3 – External Materials

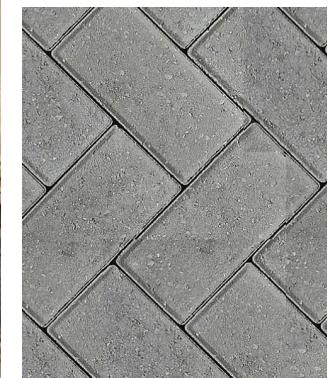
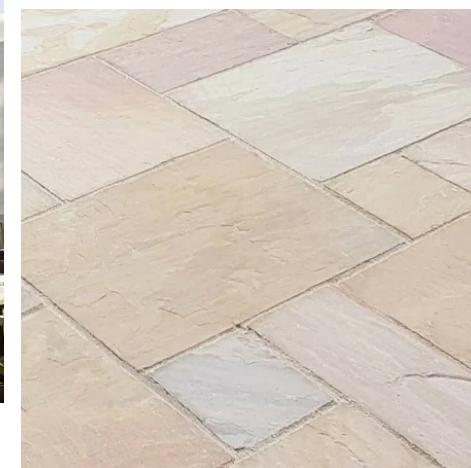
Condition wording:

No development shall commence above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Proposed materials:

Listed in the table below and pictured on the following page.

Element	Material Specification
Roof	Marley Acme Single Camber Clay Plain Tiles in Weathered Heritage
Brickwork	Vandersanden Autumn Red, laid stretcher bond with brushed joints
Windows	Powder coated aluminium windows in RAL 6021 externally and white internally
Bifold Doors	4-panel folding and sliding aluminum doors, Part Q compliant, RAL 6021 externally and white internally
Patio Doors	2-panel aluminum doors, Part Q compliant, RAL 6021 externally and white internally
Front Door	Composite door with Oak finish and glazed aluminum sidelight to match windows
Fascia/Soffits	White UPVC
Rainwater Goods	Black u-PVC square section guttering and round downpipes to match neighbouring properties
External Lights	Black latern style fittings either side of each external door
Paving	Beige Smooth & Sawn Sandstone in mixed sizes with brushed sand jointing on permeable sub base
Driveway	Slate grey block paving with brushed sand joints on a permeable sub base



1. Brick
2. Roof tiles
3. Windows
4. Bifold and patio doors
5. Front door
6. Paving (patios)
7. Rainwater goods
8. Block paving (driveway)
9. External light fittings

3.0 Condition 17 – Electric Vehicle Charging Strategy

Condition Wording:

No development shall commence above foundation level until details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Submitted Strategy

- 1 x 7.4 kW Mode 3 (Type 2) EV Charger installed on the driveway parking space.
- Charger to be connected to a dedicated 32A circuit with load management.
- Unit to be Outdoor-rated (IP65) and OZEV compliant.
- Cabling and infrastructure installed in conduits to allow future upgrade to 11-22 kW.
- Space allocated for a potential second charger if needed to serve the second driveway parking space.
- Installation to comply with BS EN 61851 and IET Code of Practice for EV Charging (5th Ed.).

Location of proposed charging point and possible future point indicated on plan FG25008.L01
Rev B

4.0 Condition 20 – Boundary Treatments

Condition wording:

No work shall commence above foundation level until details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Submitted Proposals

The South West and North West boundaries that border the rear garden are to be mainly retained hedgerow and trees as identified in the whole site AIA and AMS. Where gaps occur it is proposed to infill with new planting to establish a consistent planted boundary.

The South East boundary at the front of the site is defined by a proposed hedgerow as per approved landscaping plan associated with application 251146. The landscaping plan attached to this discharge of conditions application proposes further planting and a path to establish a route to the primary entrance of 38c, a new gate is also proposed to the South of the dwelling to afford security to the rear of the site.

To the North East of the site around the rear of the property, the parking and garage, new close board fencing to match that of surrounding plots is proposed at 1.8m height with gates to match. This is to enclose the site for security and privacy purposes.

Proposals as described are indicated on plan FG25008.L01 Rev B

5.0 Condition 21 – Hard & Soft Landscaping

Condition wording:

No development shall commence above foundation level until a scheme of hard and soft 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.

Submitted Proposals

The proposed landscaping scheme has been designed to enhance the visual amenity of the site while contributing positively to local biodiversity in accordance with Policies CC03 and TB21. The planting palette prioritises low-maintenance species that provide structure and interest throughout the year, ensuring an attractive and robust landscape that supports both ecological value and long-term resilience.

All plants will be watered and maintained for 5 years, and any failures will be replaced in accordance with the condition.

This scheme satisfies Core Strategy CP3, MDD policies CC03 (Green Infrastructure) and TB21 (Landscape).

Proposals as described are indicated on plan FG25008.L01 Rev B

6.0 CONCLUSION

The attached package provides all necessary information for the discharge of Conditions 3, 17, 20 and 21. We are confident that the submitted details meet the requirements and respectfully request approval.