

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 January 2026

Application Number: 252726

Location: Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP

Proposal: Full application for the proposed erection of a self-build dwelling with annexe, attached two bay carport and associated landscaping works following demolition of existing dwelling and outbuilding.

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/named 333(PL)001, 333(PL)010, 333(PL)040, 333 (PL)041, 333(PL)042, 333(PL)060, 333(PL)061, 333(PL)062, 333(PL)063, 333(PL)110, 333(PL)115, 333(PL)119, 333(PL)120, 333(PL)121, 333 (PL)123, 333(PL)138, 333(PL)139, 333(PL)140, 333(PL)141, 333(PL)142, 333(PL)143, 333(PL)144, 333(PL)145, 333(PL)150, 333(PL)160, 333 (PL)161, 333(PL)162, 333(PL)163, 333(PL)164, 333(PL)165, 333(PL)166, 333(PL)170, 333(PL)180 and 'Bat Mitigation Strategy' (Ecology Partnership, E. Selwyn, July 2025) received by the local planning authority on 05/11/2025. 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.

3. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The routing of site operative vehicles servicing the site (vehicles to comply with the 18 tonne weight restriction on the Thames Drive access bridge),
- ii) the parking of vehicles of site operatives and visitors,
- iii) loading and unloading of plant and materials,
- iv) storage of plant and materials used in constructing the development,
- v) the erection and maintenance of security hoarding including fencing along the common boundary shared with Island Cottage,
- vi) wheel washing facilities,
- vii) measures to control the emission of dust and dirt during construction,
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

5. Prior to the commencement of any development other than the demolition of the existing dwelling/structures, samples and full manufacturer's details / specification of the materials to be used in the construction of the external surfaces of the building(s), including any railings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

6. No development shall commence other than demolition works until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- The species, planting sizes, spacing and numbers of all trees and shrubs to be planted;

- Details of all existing trees and shrubs to be retained.

The approved soft landscaping shall be implemented in the first planting and seeding season following the occupation of the building (s). Any trees or plants which, within five years of planting (or within five years of the occupation of the building(s) 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, unless otherwise agreed 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).

7. No development shall commence other than demolition works until a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all proposed hard surfaces, paths, driveways and boundary treatments. All approved hard landscaping works shall be completed prior to the first occupation of the development.

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).

8. Prior to installation of the Air Source Heat Pumps (ASHP) hereby approved, specification details of the unit(s) along with either:

- A Microgeneration Certified Scheme 020 Assessment (according to a formula prescribed in this Government sponsored scheme); or
- A Noise Impact Assessment conducted by an appropriately qualified person(s) shall be submitted to and approved by the local planning authority.

The details shall inform the installation of the ASHP to achieve best practice and good acoustic design and address noise impact in terms of future users of the proposed site as well as nearby properties including internal and external spaces. The ASHP shall be installed and thereafter managed and maintained in accordance with the approved details.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. 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.

9. Flood risk

Development shall be carried out in accordance with the Flood Risk Assessment [FRA, Waterco, September 2025, Ref: 16086-FRA-03) received by the local planning authority on 12/11/2025.

Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

10. The first-floor window in the south elevation of the 'Master bedroom' and the first-floor window in the southern flank elevation serving an en-suite bathroom shall be fitted with obscured glass and shall be permanently so retained. The window 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.

11. The pergola hereby approved, shall be enclosed on the southern side elevation with a privacy screen erected to the full height of the structure. Prior to the installation of the privacy screen, details of the screen shall be submitted to and approved in writing by the local planning authority. The privacy screen shall be installed and thereafter maintained in accordance with the approved details.

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

12. No retained tree or hedgerow, 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.

13. The annexe hereby approved shall be used as ancillary accommodation to the enjoyment of the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

14. 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), the carport accommodation 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 that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

15. Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule 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 development, 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 Countryside and neighbouring amenities and to prevent increased flood risk. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21, CC09 and CC10.

Informatives

1. 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.

2. 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.

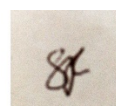
3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. 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:

- A Flood Risk Assessment submitted following request.
- Confirmation of the description.
- Topographical plan submitted following request.
- Agreed conditions.

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: 12.12.25

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