

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



Expiry Date: 5 September 2025

Application Number: 251635

Location: Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ

Proposal: Application to vary condition 2 of planning consent 242200 for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping. Condition 2 refers to the approved details, and the variation is to raise the ridge height of the building, relocate the central bay and change fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 01, 02.B and 03.B received by the local planning authority on 10/07/2025 and 11/07/2025. 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.

Condition 3 reads:

Great Crested Newt mitigation measures is to be carried out in accordance with the Great Crested Newt Method Statement (Sam Watson Ecology, ref: SWE-P24-0098-R3), as discharged under planning application 251541.

Reason: There is a known great crested newt breeding population nearby which may be affected by the proposals. This condition will ensure that GCNs, a material consideration, are not adversely affected by the development.

Condition 4 reads:

The scheme of landscaping is to be carried out in accordance with the approved Landscape Proposal Plan (Dwg LAND.01), as discharged under planning application 251541.

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).

Newly inserted Condition 10 reads:

Restriction on First Floor Accommodation - Notwithstanding the increased ridge height hereby approved, the building shall remain single-storey only, and no additional internal floor level, mezzanine, or first-floor accommodation shall be created within the structure without the prior written consent of the Local Planning Authority.

Reason: To ensure the building remains ancillary in scale and function as approved, to safeguard the character of the area and to protect the amenities of neighbouring occupiers, in accordance with Policy CP1, CP3 and CP11 of the Core Strategy.

All other conditions of planning permission 242200 apply to this planning permission, except where updated to reflect any subsequent discharge or commencement of development viz:

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. See above.

Reason: See above.

3. See above.

Reason: See above.

4. See above.

Reason: See above.

5. No development or other operations shall take place except in complete accordance with the BS5837:2012 Tree Survey And Arboricultural Impact Assessment ref: GHA/DS/163330:24a and Arboricultural Impact Assessment site plan (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. Retention of trees and shrubs - 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 are. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted extension hereby permitted shall be of similar appearance to those used in the main building (Beech Court), 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.

8. Hours of use - The use hereby permitted shall operate only between the hours of 07:00 and 19:00 on Mondays to Fridays, and 08:00 and 14:00 on Saturdays, and shall not operate at all on Sundays, Bank Holidays, or National Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

9. Personal consent - The use hereby permitted shall only be operated by the occupiers of the office unit courtyard at Beech Court and the land within the application site and shall at no time be sold, rented or used separately.

Reason: To safeguard the residential amenities of nearby residents 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

Recommendation and conditions/reasons agreed: *MC*

Date: 03.09.2025

REMEMBER - The earliest date for a decision on this application is: **4 August 2025**