

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 November 2025

Application Number: 250232

Location: Arborfield Court, The Lodge, Swallowfield Road, Arborfield, Wokingham, RG2 9JS

Proposal: Application to remove conditions 4, 6 and 7 of planning consent 232853 for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4 no. dormers plus changes to fenestration following demolition of existing chimney and garage. Condition 4 refers to parking, condition 6 to external lighting and condition 7 to landscaping, and the application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting.

Recommendation: Approve

Conditions and/or Reasons

Conditions 4 and 7 of planning consent 232853 have been removed, condition 6 wording has been alerted.

All other conditions of planning permission 232853 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 232853.

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 01 Rev P2, 02 Rev P2, 09

Rev P4, 17 Rev P2, 18 Rev P2 & External Lighting Report V4 received by the local planning authority on 31/01/25, 06/02/25 & 31/10/25. 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.

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. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing

building, 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.

4. Bat Mitigation Licence: No works shall commence until a licence for development works affecting bats has been obtained from the Natural England and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) and any approved Mitigation Strategy have been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

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.

5. 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 area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. No External Lighting: The only external lighting to be installed on the site shall be in accordance with External Lighting Report V4 received by the local planning authority on 31/10/25.

Reason: Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

2. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

3. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). All contractors working on site should be made aware and provided with the contact details of a relevant ecological consultant.



Recommendation and conditions/reasons agreed:

Date: 10 November 2025

REMEMBER - The earliest date for a decision on this application is: **28 February 2025**