

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 October 2024

Application Number: 242197

Location: 4 Burwell Close, Earley, Wokingham, RG6 4BB

Proposal: Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and changes to fenestration (retrospective).

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 (P1499-02) (B1499-01) received by the local planning authority on 12/07/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

All other conditions of planning permission 240302 apply to this planning permission, viz:

1. Deleted.

As the development has already been substantially completed, condition 1 of application 240302 is no longer applicable.

2. See above.

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. The materials used in the construction of the external surfaces of this development shall be as specified on the submitted application form and/or approved plans unless otherwise agreed in writing 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. Parking to be provided

No part of any development hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Surfacing

No development hereby permitted shall be occupied until the vehicle parking space shown on the front garden area has been surfaced with a permeable and bonded material.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

Informatives

1. 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.

2. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

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.

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.

4. The applicant's attention is drawn to the presence of a c.2m wide service strip running adjacent to the surfaced roadway. The service strip forms part of the adopted public highway. It is an offence for any works to be undertaken within this service strip without express permission in writing from the highway authority. The Head of Technical Services at the Council Offices, Shute End, Wokingham (0118 9746000) must be contacted for the approval of any such works.



Recommendation and conditions/reasons agreed:

Date: 16 October 2024

REMEMBER - The earliest date for a decision on this application is: **23 September 2024**