

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 January 2025

Application Number: 242994

Location: Highwood House, Church Lane, Arborfield, Wokingham, RG2 9JA

Proposal: Householder application for the proposed erection of a detached 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 (401-20-00) (401-21-01) (401-21-02) (401-21-03) (401-21-04) (400-21-05) (400-21-06) received by the local planning authority on 27/11/2024. 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. External materials

The materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall be in accordance with the application form and the Design & Access Statement, unless otherwise agreed in writing by 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. The outbuilding hereby approved shall be used for incidental purposes only to the main dwellinghouse and shall not be used, sold or sub-let as a separate dwelling or for commercial purposes.

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 CC01, CC07, TB07, TB08.

5. The development hereby approved is to be carried out in accordance with the Precautionary Working Method Statement provided in Section 4 of the 'Precautionary Method Statement For Great Crested Newts' document (aLyne ecology, 24.05.2024).

Reason: To ensure that Great Crested Newts, a protected species, are not adversely affected by the proposal. Relevant policies: Core Strategy policies CP3 & CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. 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.

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. 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.



Recommendation and conditions/reasons agreed:

Date: 24 January 2025

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