

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250915
Site Address:	1 Norton Road, Riseley, Wokingham, RG7 1SH
Expiry Date:	6 June 2025
Site Visit Date:	2 May 2024
Proposal: Application to vary condition 2 and 4 of planning consent 240471 proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding. Condition 2 refers to drawing numbers and the variation is to update the plan. Condition 4 refers to a bat mitigation licence and the variation is to update the strategy. (part retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
240471	Householder application for proposed two storey side extension, two storey rear extension, plus changes to fenestration, following demolition of existing outbuilding.	Approved: September 2024

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC CIL – No comments
WBC Ecology – No comments

External
None

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Context: The proposal through application 240471, approved in September 2024, comprised the erection of a two-storey side extension and a two-storey rear extension. This permission included a condition requiring that a bat license be obtained prior to any development works taking place. The condition in question was worded as follows: <i>4. No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy (or an email from Natural England confirming that the site has been registered under the Bat Mitigation Class Licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.</i> On 27/02/2025, the LPA were made aware that there was a breach of the above condition, with confirmation that the development had commenced without the condition being discharged. It was advised that the bat roost in the property had been removed and that consequently a Bat Mitigation Class Licence could not be obtained. This resulted in a further investigation from the LPA, with correspondence taking place between the Councils ecologist and the applicant's ecologist to remedy the issue. This led to the submission of this application to amend the condition to allow for bat enhancements. Measures have been taken to increase the suitability of the site for roosting bats, such as the retention of landscaping, plus the installation of a bat box and bat access roof tiles. Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area: It was previously concluded that the proposed works through application 240471 would have an acceptable impact on the character of the area. The nature of the variation is not one that would give the LPA reason to depart from this conclusion, such that there is no objection on these grounds. In fact, the updated site plan that has been provided as part of this submission shows the soft landscaping on the site to be retained, which was not secured through the previous application. This would preserve the green infrastructure within the street scene which is important to the semi-rural character of Norton Road.

Ecology: Following notification that the development works associated with application 240471 had commenced prior to a bat license being obtained, GS Ecology were instructed to carry out a site inspection and produce a subsequent report on how to remedy the breach of condition.

The report concluded that condition 4 should be varied to the following:

“Prior to occupation of the development the new bat roosting features detailed in section 4.16, and Figures 3 and 4 of the bat survey report [GS Ecology Ltd - report reference ECO3450b, dated 30 August 2024] is to be provided and a report, from a suitably qualified ecologist confirming that it has been installed as specified, is to be submitted and approved in writing by the council”

The Council's ecologist agreed that the suggested condition, which would secure the installation of a bat box and bat access roof tiles, was the only suitable way forward in this instance. They did, however, request that a plan showing the retention of all landscaping to be submitted as part of this application, in order to partly mitigate against the loss of the bat roost. This has been done through the variation of condition 2, as detailed within the proceeding section of this report.

Overall, under the current circumstances, it is considered that the best possible provisions have been made for bats, a protected species, such that no objection is raised to the variation of condition 4.

Neighbouring Amenity & Flooding and Drainage: The nature of the variation does not warrant any additional concerns on any of these material grounds.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the

application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	3 June 2025
Earliest date for decision:	9 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	4 June 2025