

Date: 16 April 2025
Application: 250560



WOKINGHAM
BOROUGH COUNCIL

Mr Danny Slade
Scammell House
9 High Street
Ascot
SL5 7JF

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Danny Slade,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232361**

Application Number: 250560

Applicant Name: Mr and Mrs Orlandini

Site Address: 84 Easthampstead Road, Wokingham, RG40 2HL

Proposal: Application for submission of details to comply with the following conditions of planning consent 232361 dated 08/12/2023. Condition 3 relates to a bat licence, condition 4 (and 5) to tree protection, condition 7 to bin storage and condition 10 to materials.

Expiry Date: 7 May 2025

Application Number: 250560

Location: 84 Easthampstead Road, Wokingham, RG40 2HL

Proposal: Application for submission of details to comply with the following conditions of planning consent 232361 dated 08/12/2023. Condition 3 relates to a bat licence, condition 4 (and 5) to tree protection, condition 7 to bin storage and condition 10 to materials.

Recommendation: Approve

Conditions and/or Reasons

This application relates to the discharge of conditions 3, 4, 5, 7 and 10 of planning permission 232361 which was approved on 8 December 2023.

Condition 3 states:

No works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural

England) and a copy of the licence and mitigation strategy have been submitted to and approved in writing by the local planning authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence part of the development works is not required, the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: The house hosts a bat roost which will be destroyed as a result of the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Condition 4 states:

Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

Reason: The house hosts a bat roost which will be destroyed as a result of the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

Condition 5 is a compliance condition and does not require discharging.

Condition 7 states:

Notwithstanding the approved drawings, no building shall be occupied until the bin storage area details, to be located outside the root protection area of any tree, have been submitted to and approved in writing by the Local Planning Authority, The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and to secure the protection of the trees protected by a Tree Protection Order on site.

Condition 10 states:

The materials to be used in the construction of the dwelling are to be as specified on the approved drawings and application form, 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.*

The submitted documents comprise:

- Email from Natural England dated 5 February 2025 confirming that the site has been registered for a Bat Conservation Mitigation Licence
- 2301_8003 - Revised materials (elevations) dated 20 February 2025 received 25 March 2025
- 2301_9007 SITE LAYOUT PLAN dated 20 February 2025
- 2301_9006 BIN STORE DETAIL dated 20 February 2025
- BS5837 Arboricultural Method Statement by Arbtech dated 25 January 2025
- Tree Protection Plan – Arbtech TPP01 dated Jan 2024

No objections have been received from the WBC Ecologist or WBC Trees and Landscape Officer.

Condition 10 is a compliance condition unless otherwise agreed, this discharge of condition 10 allows for alternative materials to be used.

The above listed information is considered acceptable in relation to Conditions 3, 4, 7 and 10. Conditions 3, 4, 7 and 10 are discharged. The development must be carried out in accordance with these details.

Recommendation and conditions/reasons agreed:



Date: 16.4.25

REMEMBER - The earliest date for a decision on this application is: **2 April 2025**