

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2025

Application Number: 251318

Location: Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE

Proposal: Full application for the proposed erection of 1no. 5 bedroom dwelling and the change of use of agricultural land to a domestic solar array following demolition of the existing dwelling.

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, drawings and documents:

- drawings numbered SP-01, 2748.1.2-HAR-01 Rev.M, 2748.1.2-HAR-05 Rev.M, 2748.1.2-HAR-06 Rev.N, 2748.1.2-HAR-07 Rev.M, 2748.1.2-HAR-08 Rev.M, 2748.1.2-HAR-09 Rev.M, 2748.1.2-HAR-10 Rev.M, 2748.1.2-HAR-11 Rev.M and 2748.1.2-HAR-12 Rev.M received by the local planning authority on 4 June 2025;
- document titled 'Bat Emergence and Re-Entry Surveys (BERS)' (Arbtech, 13th June 2024) received on 4 June 2025;
- document titled 'Preliminary Ecological Appraisal and Roost Assessment' (Arbtech, 4th June 2024) received on 9 June 2025; and
- document titled 'Arboricultural Impact Assessment, Method Statement and Tree Protection Plan' (PJC, 6th August 2025).

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 - Before the development hereby permitted is commenced, a specification of the materials to be used in the construction of the external surfaces of the replacement dwelling shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Bat Licence - No works or other operation related to the development hereby permitted shall commence on site until a licence for development works affecting bats has been obtained from the Natural England and/or an email from Natural England demonstrating that the site has been registered under the bat mitigation class licence and the approved Method Statement 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: Reason: To ensure that individuals and the populations of protected species (bats), a material consideration, are not adversely affected by the development. Relevant policy: NPPF Section 15, Core Strategy policies CP3 & CP7 and Managing Development Delivery Local Plan policy TB23.

5. Landscaping - Prior to the commencement of the development hereby permitted there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the development.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the development in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Drainage strategy - Prior to the commencement of the development hereby permitted a surface water drainage strategy shall be submitted to and approved in writing by the LPA. The strategy should include details of how the site currently drains and will be drained following the development with consideration to SuDS.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. External lighting strategy - Prior to the commencement of the development hereby permitted a 'lighting design strategy for biodiversity' shall be submitted to and approved in writing by the local planning authority. The strategy shall

a) identify those areas/features on site that are particularly sensitive for bat, birds and amphibians; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be

clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

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

8. Protection of trees - a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by PJC Consultancy dated 6th August 2025 (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 to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Biodiversity mitigations and enhancements - Unless previously agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the recommendations set out in the approved 'Bat Emergence and Re-Entry Surveys' (BERS) (Arbtech, 13th June 2024) and 'Preliminary Ecological Appraisal and Roost Assessment' (Arbtech, 4th June 2024).

Enhancements must include two Habitat built-in bat boxes integrated into the dwelling at least 4m above ground level and at least one ridge bat access tile with access to a roof void. Only Type 1F bitumen and hessian roofing felt within the Breathable Roof Membranes must be used unless a copy of Natural England snagging propensity certificate is submitted to the LPA.

Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented is to be issued to the LPA.

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

10. Parking to be provided - No part of any building(s) 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.

11. Post-operation (solar panels) - If the use of the development for the personal generation of electricity ceases, the solar panels and all ancillary infrastructure shall be removed from the site and the land restored to its prior condition.

Reason: To safeguard the landscape and its visual amenity. Relevant policy: Core Strategy policies CP3, CP11 and MDD Local Plan policy TB21

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant;
- extending the determination period of the application to allow for a tree survey to be undertaken and submitted for consideration.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. 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.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed: *MC*

Date: 08.09.2025

REMEMBER - The earliest date for a decision on this application is: **29 August 2025**