

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 August 2026

Application Number: 261493

Location: Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX

Proposal: Application to vary condition 2 of planning consent 232027. Condition 2 refers to Approved Details and the variation is the conversion of the approved garage into a storeroom, and an enlargement to the plant room (internal), provision of parking space, removal of chimney stack from the building (west side elevation), removal of rear door to the garage and a slight increase to the extent of the windows/glazing at ground and first floor on the side (west) elevation of the dwelling.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered '2020/P0121 LP RevA' and received by the Local Planning Authority on 25/03/2021. This permission is also in respect of plans and drawings numbered '23.16-003' & '23.16-005' submitted under application reference 261493 and received by the Local Planning Authority on 24/06/2026.

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved. It is acknowledged that conditions 4, 6, 7, 8 & 9, have been discharged by application 232809.

All other conditions of planning permission 232027 apply to this planning permission, viz:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years starting from 12/08/2021.

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. See above.

Reason: See above.

3. Removal of demolished materials - All materials arising from the demolition of buildings on the site shall be permanently removed from the site.

Reason: In the interests of the amenity of the countryside. Relevant policy: Core Strategy policies CP1, CP3, CP11 and Managing Development Delivery Local Plan policies TB01 / TB21.

4. External materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s 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.

5. 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.

6. Electric Vehicle Charging

Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

7. Recording of the building to be demolished

No works shall be undertaken to demolish or strip out the hip-roofed outbuilding that lies 4m to SW of Bank Cottage until the applicant, agent or successor in title has submitted to, and approved in writing by the Local Planning Authority, a scheme for recording the building in accordance with the methodology set out in Historic England's 'Understanding Historic Building: A Guide to Good Practice' (2016) (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>) at recording Level 3. Details are to include a procedure for taking photographic record during the demolition phases. A copy of the final building recording document is to be submitted to Berkshire Records Office's Heritage Environment Records department. The condition shall only be deemed to be discharged in full once the Local Planning Authority has received written confirmation from the HER of receipt of a copy of the final building recording report.

Reason: In order to safeguard the architectural or historic interest

of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment).

8. Ecology

No works affecting the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England 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. Should conditions at the site for bats change, and / or the applicant conclude that a licence for development works affecting bats 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 local planning authority prior to commencement of works.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development.

9. Drainage

No development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Calculations demonstrating the performance of soakaways.
3. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high-water table level or precautions assuring that the SuDS features will not be affected.

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: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) 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.

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:

(e.g.):

- addressing the evolving planning policy context;
- a full pre-application process was undertaken by the applicant; - planning issues relating to ecology;
- addressing concerns relating to highway safety;
- extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration; - amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity;

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. Protective fencing should be placed around the trees closest to the development, with fences directly below the outer edge of the tree canopies, for the duration of the construction project, in order to protect existing mature trees.

Recommendation and conditions/reasons agreed:



Date: 13/08/26

REMEMBER - The earliest date for a decision on this application is: **20 July 2026**