

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 October 2024

Application Number: 241829

Location: 46 and 46a Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Proposal: Application to vary condition 2 of planning consent 210405 for the proposed erection of 2no. four bedroom detached dwelling, with associated parking, cycle/bin stores and new access following demolition of existing 1no. three bedroom detached dwelling. Condition 2 refers to the approved details, the variation is to change fenestration.(Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. [Condition 1 is removed]
2. [Condition 2 now reads]

Approved details

This permission is in respect of the submitted application plans and drawings numbered:

Block and Location Plan 3787-200 Rev –
received by the Local Planning Authority on 17 July 2024; and

Plot 1 - Elevations 3787-102 Rev A
Plot 1 - Floor Plans 3787-101 Rev A
Plot 2 - Elevations 3787-104 Rev A
Plot 2 - Floor Plans 3787-103 Rev A
received by the Local Planning Authority on 25 September 2024; and

Proposed Site Plan 3787-105 Rev C
received by the Local Planning Authority on 17 October 2024; and

Updated Bat Survey Reports R2608/a and 2609/a (dated September 2020)
Arboricultural Report SCD04026/ 2016 and Tree Protection Plan SCD04026/ 2016
received by the Local Planning Authority on 5 February 2021.

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. [Condition 3 is removed]

4. [Condition 4 is removed]

5. [Condition 5 now reads]

Drainage Scheme

The drainage scheme approved under application reference 213072 (drawings 3787/202 Rev A and 3787/203 Rev A) 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 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.

6. [Condition 6 now reads]

Bat roost compensation strategy

Within 6 months of this permission being granted, a detailed bat roost mitigation and compensation strategy shall be submitted to the Local Planning Authority for written approval. The strategy shall provide compensation relevant to the loss of the roosts on site identified in Updated Bat Emergence and Re-entry Survey ref R2608/a dated September 2020 prepared by John Wenman Ecological Consultancy LLP. The strategy shall clearly delineate who is responsible for delivery and ongoing maintenance of the compensation measures proposed and the timeline for delivery. Once approved, the compensation strategy shall be implemented in full.

Reason: To maintain the local favourable conservation status of a protected species as per ODPM Circular 2005/06. Relevant policy: Section 15 of the NPPF, Core Strategy Policy CP7 and Managing Development Delivery Local Plan Policy TB23.

7. [Condition 7 is removed]

8. [Condition 8 now reads]

Electric Vehicle Charging

The electric vehicle charging points approved under application reference 213072 (drawing 3787/202 Rev A) shall be maintained in the approved form for the lifetime of the development.

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).

9. [Condition 9 is removed]

10. [Condition 10 now reads]

Vehicle Parking and Turning

The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. [Condition 11 now reads]

Cycle parking/storage

The cycle parking/storage shown on the approved plans shall be retained for the parking of bicycles and used for no other purpose for the lifetime of the development.

Reason: In order to ensure that secure weather-proof bicycle parking 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.

12. [Condition 12 now reads]

Access Surfacing

Within 6 months of the date of this decision notice, the vehicular access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge, in accordance with details approved pursuant to application reference 213072 (drawing 3787/201 Rev B).

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

13. [Condition 13 is removed]

14. [Condition 14 now reads]

Landscaping

Within 6 months of the date of this decision, planting shall be carried out in accordance with the details approved pursuant to application reference 213072 (drawing 3787/201 Rev B). 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 buildings 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, TB06 and TB21.

16. [Condition 16 now reads]

Biodiversity Enhancements

Biodiversity enhancement features approved pursuant to application reference 213072 (drawing 3787/201 Rev B) shall be retained in the approved form for the lifetime of the development.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

All other conditions of planning permission 210405 apply to this planning permission, viz:

1. (See above).
2. (See above).
3. (See above).
4. (See above).
5. (See above).
6. (See above).
7. (See above).
8. (See above).
9. (See above).
10. (See above).
11. (See above).
12. (See above).
13. (See above).
14. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority;

any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

15. (See above).

16. Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

17. Obscure glazing

The first floor windows in the side elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

BJC

Recommendation and conditions/reasons agreed:

Date: 18.10.24

REMEMBER - The earliest date for a decision on this application is: **15 August 2024**