

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 May 2026

Application Number: 253109

Location: 20 Culver Lane, Earley, Wokingham, RG6 1DT

Proposal: Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and extension of the veranda of an existing outbuilding.

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. This permission is in respect of the submitted application plans and drawings numbered 11, 111A, 19, 21, 18B and 16A 19/12/2025, 05/05/2026 and 13/05/2026. 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 and Boundary Treatments - 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), boundary walls and gates shall first be submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the approved details.

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

4. Drainage Details - No construction shall take place until details of the drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the site currently drains and will be drained after proposed 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: 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

5. Landscaping and Biodiversity Enhancement - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping and biodiversity enhancement, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, any existing trees or shrubs to be retained, together with details of native and wildlife-friendly planting and habitat enhancement measures.

Planting and biodiversity enhancement measures shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of 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 and biodiversity enhancement in the interests of visual amenity, landscaping and ecology. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

6. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces 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.

7. Obscure glazing - The first-floor window in the north-east side elevation 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

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and

does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

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.

BJC

Recommendation and conditions/reasons agreed:

Date: 21.05.26

REMEMBER - The earliest date for a decision on this application is: **30 March 2026**