

VARIATION/REMOVAL OF CONDITION
DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 6 November 2025

Application Number: 251129

Location: Sonning Golf Club, Duffield Road, Woodley, Wokingham RG4 6GJ

Proposal: Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout (part retrospective).

Recommendation: Approve

Conditions and Reasons

Nothing herein contained shall be deemed to affect or vary the conditions imposed by reserved matters approval 200951, dated 16/12/2020 pursuant to outline planning approval 161529 (APP/X0360/W/17/3167142) dated 02/07/2018 as varied by S73 application 251387 dated 05/11/2025 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Conditions 1, 2, 3, 4, 5, 6 and 10 now read:

1. Outline Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by appeal decision APP/X0360/W/17/3167142 (planning reference 161529) dated 2nd July 2018 as varied by 251387 dated 05/11/2025 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by 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

The development hereby permitted shall be carried out in accordance with the following approved plans:

25-J4742-01-001.1 - Coloured Site Layout Plan

25-J4742-01-003 - Parking Plan

PA-RM-AH-002 D – Proposed Boundary & Finishes Site Layout

25-J4742-05-001-Street Scenes A-A and B-B

25-J4742-05-002-Street Scenes C-C and D-D

220-0101 C1 – Planting Plan

220-402 – Landscape Maintenance Plan April 2020

H1147 - TR03 – Site Junction Tracking

H1342 - TR04 – Site Turning Head

H1342 - TR05A - Private Parking Tracking

25-J4742-02-001-Plots 1 and 2 Floor Plans and Elevations (for plot 1 only)

25-J4742-02-002-Plots 3 and 6 Floor Plans and Elevations

25-J4742-02-003-Plots 4 and 5 Floor Plans and Elevations

25-J4742-02-004-Plots 7 and 8 Floor Plans and Elevations

25-J4742-02-005-Plots 9 and 13 Floor Plans

25-J4742-02-006-Plots 9 and 13 Elevations

25-J4742 -02-007A-Garages Plots 2,7 and 8

25-J4742 - 02-008-Plot 2 Floor Plans and Elevations

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. Materials

The buildings hereby approved shall be constructed in accordance with the external facing material details submitted within this application, detailed within the Squires Planning Cover Letter dated 9 May 2025 and RM C3 Sample Photos Rev 09 05 25 received by the LPA on 12/05/2025, 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.

4. Drainage details

The development hereby approved shall be carried out in full accordance with the following details:

Drawing H1342 402F-Site Layout & Drainage

Drawing H1342 406A-Private Drainage Details

Drawing H1342 407A-Adoptable Drainage Details

Drawing H1342 436 - Design Exceedance

Aventus Design Drainage Strategy Report

The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policies: NPPF Section 10 (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. Highway construction details

The development hereby approved shall be carried out in full accordance with the following details:

Drawing H1342 401C-Site layout & Levels

Drawing H1342 405B-Highway Construction Details

Drawing H1342 420G-S278 Long Sections.

The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

6. Electric Vehicle Charging

The development hereby approved shall be carried out in full accordance with the details shown on the Darcliffe Homes document EVC Strategy – APR 25. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

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: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Obscure Glazing and 1.7m Opening Height

The following windows 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.

Plots 1&2: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 3&6: First floor: Master en-suite, bath.

Plots 4&5: First floor: Dressing window on side elevation, master en- suite, en-suite

Plots 7&8: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 9-13: First floor: Bath window on side elevation for plots 9 and 13.

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

All other conditions of planning permission 200951 dated 16/12/2020 pursuant to outline planning approval 161529 (APP/X0360/W/17/3167142) dated 02/ 07/2018 as varied by S73 application 251387 dated 05/11/2025 apply to this planning permission, viz:

1. As above.
2. As above.
3. As above.
4. As above.
5. As above.

6. As above.

7. Parking and turning

No dwelling shall be occupied until the vehicular accesses, garages, driveways, parking and turning areas to serve it, including the unallocated, visitor and electric vehicle charging spaces, have been provided in accordance with the plans hereby approved. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times and the turning spaces 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.

8. Parking Management Plan

Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety. Relevant policies: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Bin collection area

No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

10. As above.

11. High level rooflights

All rooflight windows in all elevations of the approved drawings shall have a sill height of not less than 1.7 metres above the finished internal 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.

12. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of the Second Schedule 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 buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area including countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see the Council's website.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 14 December 2020, the obligations in which relate to this development.

3. 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 amended plans to be submitted addressing concerns relating to highway safety and landscaping.

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.

4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New

Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

7. The developer is encouraged to utilise available technologies to reduce water consumption to achieve internal potable water consumption targets of 105 litres or less per person per day and for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources. Installation of appropriate heating and ventilation system to reduce energy consumption will be encouraged.

Recommendation and conditions/reasons agreed: *MC*

Date: 05.11.2025

REMEMBER - The earliest date for a decision on this application is: **16 August 2025**