

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



Expiry Date: 31 March 2026

Application Number: 260250

Location: Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU

Proposal: Application to vary conditions 4, 5, 6 & 7 of planning consent 242967 for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking. Condition 4 refers to drainage details, 5 to protection of trees, 6 to landscaping, 7 to parking. Variation is to satisfy the requirements of conditions no. 4 and 5 and provides a justification surrounding the re-wording of conditions no. 6 and 7.

Recommendation: Approve

Conditions and/or Reasons

Condition 4 now reads:

Drainage System - The drainage system for the site shall be implemented, retained, and maintained in accordance with the Sustainable Drainage Assessment (prepared by GeoSmart Information Ltd, ref: 86252R1, dated 17/10/2025).

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.

Condition 5 now reads:

Protection of trees a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement (prepared by LandArb Solutions Ltd, dated 31/10/25) and the Tree Protection Plan dwg no. 02 REV A (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

Condition 6 now reads:

Landscaping (Phased Implementation) - Hard and soft landscape works shall be carried out in accordance with the approved details shown on drawing No. LAS844 03 and accompanying specification. Notwithstanding the above, for the purposes of phased construction and ensuring safe fire escape routes, landscaping may be implemented in stages, provided that full landscaping works are completed no later than the first planting season following substantial completion of the development.

Any trees or plants which, within five years after planting, are removed, die, or become seriously damaged or defective shall be replaced in the next planting season with others of species, size, and number as originally approved and permanently retained.

Reason: To safeguard visual amenity while allowing phased construction and safe operation of the building. Relevant policy: Core Strategy Policy CP3; Managing Development Delivery Local Plan Policies CC03, TB21, TB06.

Condition 7 now reads:

Parking (Phased Use) - No part of the extensions(s) hereby permitted shall be fully occupied until the vehicle parking spaces have been provided in accordance with the approved plans. Notwithstanding this, for the purposes of phased construction and maintaining safe access and fire escape routes, the parking area may be brought into use prior to the completion of final surfacing, provided it has been suitably prepared (e.g. compacted hardcore or similar) to enable safe and effective use by vehicles. All parking spaces shall thereafter be completed in full accordance with the approved plans prior to the first occupation of the development as a whole.

The vehicle parking spaces shall thereafter be permanently retained and kept 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, while accommodating phased construction.
Relevant policy: Core Strategy Policies CP3 & CP6; Managing Development Delivery Local Plan Policy CC07.

All other conditions of planning permission 242967 apply to this planning permission, viz:

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 and drawings numbered 142/205B, 142/206B, 142/204B, 142/203D, 142/201D and 142/200D received by the local planning authority on 11/12/2024 and 27/03/2025. 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 - The materials to be used in the construction of the external surfaces of the two storey side extension hereby permitted shall be of a similar appearance to those used in the existing building 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 the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. See above.

Reason: See above.

5. See above.

Reason: See above.

6. See above.

Reason: See above.

7. See above.

Reason: See above.

Recommendation and conditions/reasons agreed: *MC*

Date: 31.03.2026

REMEMBER - The earliest date for a decision on this application is: **26 February 2026**