

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 February 2026

Application Number: 252974

Location: Loddon Acres, Loddon Drive, Wargrave, RG10 8HD

Proposal: Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 is amended as follows:

2. Approved details- This permission is in respect of the submitted application plans and drawings numbered 3288-CB-A-DR-00001 Rev A, 005 REV P05, 006 REV P04, 110 REV P04, 111 REV P05, 112 REV P04, 170 REV P06 & 171 REV P03 received by the local planning authority on 11/12/25 & 18/12/25. 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. All other conditions of planning permission 230445 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 the original permission 230445.

2. See above.

Reason: See above.

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of 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. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance

with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its 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.

5. Works are to be carried out in full accordance with the recommendations given in Section 5.2 and 5.3 of the submitted Protected Species Survey (Windrush Ecology, February 2023). A brief report documenting the full implementation of the mitigation and enhancement measures shall be provided to the local planning authority within six months of the substantial completion of the development.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant Policies: Paragraph 185 of the NPPF, Local Plan Core Strategy policy CP3 and CP7 Managing Development Delivery policy TB23.

6. No part of the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor hereby approved shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, CP11 and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed:

HMM

Date: 2 February 2026

REMEMBER - The earliest date for a decision on this application is: **5 January 2026**