

Date: 19 July 2025
Application: 251026



WOKINGHAM
BOROUGH COUNCIL

Jennie Herrington
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Dear Jennie Herrington,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 251026**

Application Number: 251026

Applicant Name: Mr David Lochman

Site Address: St Nicholas' Barn, Dunt Lane, Hurst, Wokingham, RG10 0TA

Proposal: Application for submission of details to comply with the following condition of planning consent 223713 dated 13.02.2023. Condition 4 relates to details of boundary walls and fences; 5 to biodiversity enhancements; 6 to electric vehicle charging; 7 to parking; 8 to cycle parking; 9 to landscaping; 11 to bin store.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 4, 5, 6, 7, 8, 9 and 11. These conditions are discharged, subject to the works being carried out in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

BJC

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 4 (boundary walls and fences)	- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	The Council's Highways Officer has reviewed this application and comments that, as the existing native hedge will be retained and the proposed 1.8m-high fence is set back from the highway verge, no negative impacts on the public highway or visibility splays are expected. This is considered acceptable. The Council's Trees and Landscape Officer considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.5 (biodiversity enhancements)	- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	The Council's Ecology Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.6 (electric vehicle charging)	Dwg 1160_03B (3)	29/04/2025 and 05/08/2025	The Council's Highways Officer has reviewed this application and considers that acceptable details have been provided.

Condition		Plan Number/Report Details	Date Received	Comments
				The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.7 (Parking)		- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	The Council's Highways Officer has reviewed this application and considers that the proposed gravel driveway will have ample spaces for parking provision, which is acceptable. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.8 (Parking)		- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	Following the receipt of amended plans showing an enlarged cycle storage area, the Council's Highways Officer considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.9 (Landscaping)		- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	The Council's Highways Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried

Condition	Plan Number/Report Details	Date Received	Comments
			out in accordance with the approved details.
Condition No.11 (Bin Store)	- Dwg 1160_03B (3) - Dwg 115903A	29/04/2025 and 05/08/2025	The Council's Highways Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.