

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 August 2025

Application Number: 251498

Location: Land At Heathlands, Heathlands Road, Wokingham, Berkshire

Proposal: Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos.

Recommendation: Approve

Conditions and/or Reasons

3. Materials

The materials to be used in the construction of the dwelling shall be in accordance with the submitted 'Schedule of external materials' submitted to and received by the local planning authority on 24/06/2025. The development shall be carried out in accordance with the so-approved details.

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

4. Drainage

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for so long as the development remains on site. A build over agreement with Thames Water shall be submitted to the local planning authority within three months of the substantial completion of the development hereby approved.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) 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.

6. Construction method statement

Development works on site shall take place in complete accordance with the submitted 'Proposed Site Set Up Plan / Construction Method Statement (08 RevA)' submitted to and received by the local planning authority on 24/06/2025.

Reason: In the interest of highway safety and convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 and CP6.

8. Details of boundary walls and fences

Boundary treatment shall be provided and maintained in accordance with the submitted 'Proposed Site Plan (01 RevD)' submitted to and received by the local planning authority on 24/06/2025.

Reason: In the interest of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP3.

9. Precautionary Method Statement (GCN)

The development shall be carried out in accordance with the precautionary measures for great crested newts contained within the submitted 'Biodiversity Enhancement Plan' submitted to and received by the local planning authority on 26/06/2025.

Reason: To ensure the survival of species protected by legislation and notable species that may otherwise be affected by the development.

10. Biodiversity Enhancements

All works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 2 and Appendixes 1 to 4 of the submitted Biodiversity Enhancement Plan (Plan Ecology, April 2025) Drainage Strategy & Flood Risk Assessment Appendix B (LANMOR Consulting, Ref 231636/DS/MS/KBL/01 RevA) and the AMS scheme which is approved in Condition 7. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To incorporate biodiversity in and around developments in accordance with Section 15 of the NPPF 2023. Relevant policy: CP3, CP7 and TB23.

11. Asbestos

The safe removal and disposal of asbestos containing material shall be carried out in accordance with the 'Asbestos Survey Report & Register' submitted to and received by the local planning authority on 26/06/2025.

Reason: To ensure any contamination on the site is remediated to protect the existing and proposed occupant of the application site and adjacent land. Relevant policies: Core Strategy Policies CP1 and CP3.

All other conditions of planning permission 240442 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:

Transport Statement, Ecological Report Letter March 2023, 224021 03 Proposed Cottage Floor Plans and Elevations, Drainage Strategy and FRA, Arboricultural

Assessment and Method Statement, Planning Statement, Site Survey received on 16/02/2024.

Location Plan, 224021 01C Proposed Site Plan, 224021 02A Existing Garage Blocks - Floorplan and Elevations received on 19/02/2024

Ecology Report Update March 2024 received on 12/03/2024

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. See above.

Reason: See above.

4. See above.

Reason: See above.

5. See above.

Reason: See above.

6. See above.

Reason: See above.

7. Protection of Trees

a) No development or other operations shall take place except in complete accordance with the BS:5837 Arboricultural Assessment & Method Statement 15.2.24, 28.2.24 (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 works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. See above.

Reason: See above.

9. See above.

Reason: See above.

10. See above.

Reason: See above.

11. See above.

Reason: See above.

12. Contamination

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

13. Parking and turning space to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space 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.

14. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 224021 01C Proposed Site Plan. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

15. Cycle parking to be provided - No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

16. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

17. Access to be stopped up

The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re- instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

18. External Lighting

Notwithstanding the provisions of 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 external lighting shall be installed on the site or affixed to any buildings on the site unless a detailed external lighting scheme is submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity and neighbour amenity.

Reason: To protect biodiversity and residential amenity. Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP7, and Managing Development Delivery Local Plan policy TB23.

19. Gates

Notwithstanding the provisions of 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 gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. 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.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the

development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 5 August 2024 the obligations in which relate to this development.

4. 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.

5. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts 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.

6. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

7. 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 the Highway Authority on tel.: 0118 9746000.

8. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

9. Private water supply - If water is not to be obtained for human consumption from a water company for the proposed development, then the supply of water is deemed as a private water supply. Under section 13(2) of The Private Water Supplies

(England) Regulation 2016 (as amended) a private water supply must not be brought into use or used until the local authority is satisfied that the supply does not constitute a potential danger to human health. Therefore, details of the alternative means of water supply for human consumption to the proposed development needs to be submitted to the Local Authority for review.

10. Sewage management - If the proposed development is not to be connected to the public sewer, we request that details of an alternative means of sewage treatment is submitted to the Local Authority for review. Guidance on the general binding rules for septic tanks and small sewage treatment plants can be found at <https://www.gov.uk/permits-you-need-for-septic-tanks> and whether a permit from the Environment Agency is required. The general binding rules do NOT apply to the installation of a new cesspool and is subject to planning permission. A daily discharge calculator can be found at <https://www.gov.uk/government/publications/sewage-discharges-calculator-for-domestic-properties> to calculate whether general binding rules apply or whether an environmental permit needs to be applied for.

11. Domestic solid fuel system - The installation of a domestic solid fuel system is subject to Building Regulations and certification. Information on the regulations and certification process can be found at HETAS (<https://www.hetas.co.uk/regulations/>). A practical guide has been produced by DEFRA for the use of open fires and wood-burning stoves

https://ukair.defra.gov.uk/assets/documents/reports/cat09/1901291307_Ready_to_Burn_Web.pdf.

12. Pests - Baiting (or equivalent) installed several weeks prior to the commencement of works can reduce the impact of the displacement of pests and vermin to neighbouring areas. Preventative measures during works to prevent pests should be employed, such as stopping and sealing all disused drains/sewers, not allowing any consumables to be left to rot or allow harbourage of pests. If an infestation is discovered a pest treatment service should be sought and mitigation measures implemented; the British Pests Control Association (BCPA) have details of local contractors <https://bpca.org.uk/pest-advice/a-z-of-pests>.

13. 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.

Recommendation and conditions/reasons agreed:



Date: 13/11/25

REMEMBER - The earliest date for a decision on this application is: **17 July 2025**