FULL PLANNING APPROVAL
DRAFT DECISION NOTICE

WOKINGHAM BOROUGH COUNCIL

Expiry Date: 16 November 2026

Application Number: 252730

Location: Hilltop Yard, Crest Close, RG10 9BQ

Proposal: Full application for the proposed change of use to 1no. dwelling, including the erection of a single storey front and rear extension and partial side demolition with the insertion of roof lights, plus access and parking.

Recommendation: Approve

Conditions and/or Reasons

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:
2896 001 P2 - Location Plan, Block Plan, Existing Floor Plan and Elevations
2896 002 P2 - Proposed Block Plan
DPA 051 08 Rev P10 - Proposed Elevations
DPA 051 07 Rev P10 - Proposed Plans
Received by the local planning authority on 6th November 2025 and 6th May 2026
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. Materials
The materials to be used on the external surfaces of the development hereby permitted shall be those as specified on the approved plans.
Reason: In the interests of visual amenity and apperance of the surrounding area in accordance with policy CP3 of the Core Strategy.

4. Parking to be provided
Prior to the first occupation of the development hereby permitted, two car parking spaces, each measuring not less than 2.5 metres by 5 metres, shall be provided within the gravel driveway in the general location indicated on the approved Block

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Plan. The parking spaces shall thereafter be kept available at all times for the parking of vehicles associated with the development and shall not be used for any other purpose.
Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Cycle parking details
Prior to first occupation of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking 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 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.

6. Landscaping
Prior to first occupation of the development hereby permitted, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.
Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Details of boundary treatment
Prior to first occupation of the development hereby permitted, details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. The scheme shall be maintained in the approved form for so long as the development remains on the site.
Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

8. Ecological Mitigation/ Enhancement
The development hereby permitted shall be carried out in accordance with the reccomendations outlined in section 10 of the Preliminary Ecological Apprasial, Report ref.: R504_PEA_a, prepared by John Wenman Ecological Consultancy, dated August 2025. These shall be implemented and maintained for the lifetime of the development.

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Reason: To protect and enhance biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

9. Water Consumption
The dwelling hereby permitted shall incorporate measures to acheive a water consumtpion target of of 110 litres or less per person per day. The measures maintained for the lifetime of the development.
Reason: To ensure developments contribute to sustainable development in accordance with policy CP1 of the Core Straetgy and CC04 of the MDD.

10. Contaminated Land Assessment
No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;
Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

11. Remediation Scheme
If land contamination is identified within the report prepared to satisfy condition 10, no development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option (s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

12. Remediation Scheme (Implement and Verification)

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If applicable, the approved remediation scheme under Condition 11 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.
Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

13. Unidentified Contamination
In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.
An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.
Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

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. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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. 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.

4. 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, failure to do this will result in penalty surcharges being added. For more information see the Council's website -

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Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

5. 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: 10/11/26

REMEMBER - The earliest date for a decision on this application is: **13 October 2026**

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