

Application Number	Expiry Date	Parish	Ward
253109	29/05/2026	Earley CP	Maiden Erlegh & Whitegates;

Applicant	Mr Sajad Bashie
Site Address	20 Culver Lane, Earley, Wokingham
Proposal	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and extension of the veranda of an existing outbuilding.
Type	Full Application.
Officer	Tariq Bailey-Biggs
Reason for determination by committee	Listed by Councillor Stephen Newton Update: - Removed from the Planning Committee agenda on 18/05/2026 following withdrawal of the listing request.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 20 May 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY AND UPDATE

Updates:

Amended plans

Revised plans were received from the agent on 13/05/2026, which reduced a section of the proposed front boundary wall by 0.3 metres in height in order to achieve improved pedestrian visibility splays. The Council's Highways Officer has reviewed the amendments and raises no objection to the revised arrangement. The application has therefore been assessed on the basis of these amended plans.

Committee withdrawal

This application was initially listed for consideration at Planning Committee by Councillor Stephen Newton on 12/03/2026. Concerns were raised that the proposed replacement dwelling, when taken together with the recently approved outbuildings, would result in an overly intensive form of development that would reduce private amenity space and harm the character of the area. Additional concerns related to the visual prominence and design of the dwelling, the access and intended use of the approved garage, landscaping and biodiversity matters, and the potential for future extensions or roof alterations.

However, as of 18/05/2026, Councillor Stephen Newton has withdrawn both his objection to the application and his request for Committee determination, having reviewed and accepted the Officer's recommendation for conditional approval. As there are no remaining triggers requiring determination by Planning Committee under the Council's Constitution, the

application has been removed from the Planning Committee agenda and will instead be determined under delegated powers.

Summary

This planning application seeks the erection of a single detached, two-storey, four-bedroom dwelling, together with a car port, associated boundary walls and gates, landscaping works, and the extension of the veranda to an existing outbuilding, following the demolition of the existing dwelling.

Whilst the replacement dwelling would be noticeably larger than the existing bungalow, the generous corner plot, retained spacing to boundaries, and varied character of the surrounding area are such that the development would integrate satisfactorily within the street scene and would not appear unduly dominant or incongruous.

The remaining rear garden space is considered sufficient and usable, and no unacceptable impacts on neighbouring amenity are anticipated in respect of overlooking, loss of light or overbearing impact. The proposed parking, turning and cycle storage arrangements are also considered acceptable.

Additional landscaping, drainage and biodiversity enhancement measures can be secured by condition, whilst existing conditions already restrict the approved outbuildings from being used as separate units of accommodation.

Overall, the proposal is considered to comply with the relevant local and national planning policies and is therefore recommended for approval, subject to conditions.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
252433	Application for submission of details to comply with the following condition of planning consent 251348 dated 18/08/2025. Condition 3 relates to landscaping.	Approved, 06/11/2025
251348	Householder application for the proposed erection of a detached outbuilding for use as a garage within the rear garden. (Part-Retrospective)	Approved, 18/08/2025
251346	Householder application for the Proposed erection of an outbuilding (part-retrospective).	Approved, 18/08/2025
243174	Householder application for proposed erection of an outbuilding.	Approved, 14/01/2025
243086	Application for non-material amendment to planning consent 232494 to change of the internal layout of the outbuilding including addition of a staircase to serve loft storage space, plus insertion of rooflights and changes to fenestration.	Approved 13/12/24
241035	Application for submission of details to comply with the following condition of planning consent	Approved 13/06/2024

	240123 dated 27/03/2024. Condition 5, Landscaping.	
240123	Householder application for proposed raised roof with part single part two storey front extension, single storey side/rear extension, front driveway and boundary alterations along with demolition of chimney.	Approved 27/03/2024
232494	Householder application for the proposed alterations to the front garden to create a driveway and new vehicular access, erection of single storey rear outbuilding following the demolition of the existing detached garage plus the erection of new boundary fencing and associated landscaping (part-retrospective).	Approved 08/12/2023

CONSULTATION RESPONSES	
WBC Highways	Further information requested.
WBC Trees and Landscape	No objections.
WBC Drainage	No objections, subject to a condition.
WBC Ecology	No objections, subject to conditions.
WBC CIL	The proposed development will be CIL liable.

REPRESENTATIONS

Town/Parish Council:

Earley Town Council - Raises no objection to the application, subject to a condition requiring the outbuildings to remain ancillary to the main dwelling and not be used, sold or let as separate units, in the interests of amenity, character of the area and highway safety.

Local Members:

Councillor Stephen Newton - Initially raised an objection on the basis that, following the construction of two large outbuildings within the rear garden, the proposed replacement dwelling would further reduce the amount of usable private amenity space and result in an overly substantial form of development that would be out of keeping with the character of the area. Concerns were also raised regarding the extensive use of render and the visual prominence of the dwelling on the corner plot.

Additional concerns related to the proposed site layout, particularly that access to the approved garage appeared constrained, leading to suggestions that the building may not function as a garage and could instead be used as separate accommodation. The representation also questioned the implementation of previously approved soft landscaping schemes and raised concerns regarding the loss of vegetation and biodiversity across the site.

Further comments requested that, should planning permission be granted, conditions be imposed to secure landscaping, restrict future extensions and roof alterations, and ensure compliance with Policy TB06 relating to the development of private residential gardens, particularly in respect of soft landscaping and boundary treatment.

Update - As of 18/05/2026, Councillor Stephen Newton has withdrawn both his objection to the application and his request for Committee determination, having reviewed and accepted the Officer's recommendation for conditional approval. As there are no remaining triggers requiring determination by Planning Committee under the Council's Constitution, the application has been removed from the Planning Committee agenda and will instead be determined under delegated powers.

Neighbours:

32 Easby Way, RG6 3XA – Comments that the garage approved under application 251348 may no longer appear to be readily accessible or usable as a garage. Clarification is therefore sought from the applicant regarding their intentions for this structure.

The ACER The Whitegates Residents Association - Objects to the application on the basis that the proposed development would result in an unacceptably small rear garden and introduce a large, visually dominant dwelling on a prominent corner plot that may not be in keeping with the character of the area, particularly due to the extent of rendered elevations and lack of clarity regarding external materials.

Concerns are raised in relation to the following:

- The loss of more than half of the existing rear garden and the adequacy of the remaining amenity space;
- Inaccuracies in the submitted block plan and a failure to implement previously approved landscaping schemes;
- Insufficient detail regarding proposed soft landscaping, including species, scale and visibility from the public realm, with requests that planting is secured and remains visible above boundary treatments;
- The adequacy of proposed biodiversity mitigation, with concerns that recent vegetation clearance has not been properly accounted for;
- The visual impact of the building's scale, massing and external finish, including the need to specify materials such as brick detailing;
- Boundary treatments, with support for brick walls but concern over inappropriate materials;
- The lack of detail regarding surfacing of the parking and turning area and the need for permeable materials to manage surface water;
- The proposed parking layout, which is considered to potentially obstruct access to the garage and car ports, raising questions about their functionality;
- The siting of the EV charging point in relation to parking spaces; and
- The potential for future roof extensions, with a request that permitted development rights for loft conversions be removed.

PLANNING POLICY

National Planning Policy Framework
National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development
CP3 – General Principles for Development

CP6 – Managing Travel Demand
CP7 – Biodiversity
CP9 – Scale and Location of Development Proposal

MDD Local Plan (MDD

CC01 – Presumption in Favour of Sustainable Development
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable Energy and Decentralised Energy Networks
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB07 – Internal Space Standards
TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List

PLANNING ISSUES

Site Description and proposed development:

- 1) The application site falls within the Major Development Location of Earley and relates to an existing one-and-a-half-storey dwelling located at a corner plot at the junction of Culver Lane to the north and Eastcourt Avenue to the west.
- 2) This planning application seeks the erection of one detached, two-storey, four-bedroom dwelling, together with a car port, associated boundary walls and gates, landscaping works, and the extension of the veranda to the existing permitted outbuilding, following the demolition of the existing dwelling.
- 3) Retrospective planning permission was recently granted for two outbuildings within the rear garden area, comprising a detached garage and a separate outbuilding for use as a gym/playroom, under applications 251348 and 251346 respectively, both approved on 18/08/2025. The current proposal represents the latest in a series of developments at the application site.

Principle of development

- 4) The site lies within defined settlement limits, where the principle of development is supported subject to compliance with relevant development plan policies. In this context, Policy CP3 of the Core Strategy requires development to be appropriate in terms of scale, layout, built form, design and character, and to avoid harm to the amenities of neighbouring occupiers. The acceptability of the proposal therefore turns on detailed considerations, including design, residential amenity, highways, and other material considerations, which are assessed in the sections below.

Character of the area:

- 5) Core Strategy Policy CP1 requires developments to maintain or enhance the high quality of the environment.
- 6) Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.
- 7) The character of Culver Lane and the surrounding area is varied, with a wide range of property types arranged in a linear pattern along the road. Dwellings are typically set back from the highway, with front gardens incorporating a mix of trees, hedgerows and shrubs, which contribute positively to the verdant, suburban character of the area. There is also a diversity of architectural styles, including features such as side gables, front-facing gables, hipped and half-hipped roofs. The majority of properties are two storeys in height.
- 8) The host dwelling forms part of a small group of four bungalow properties situated to the south of Culver Lane (to the west of the application site), which are interspersed with two-storey dwellings.
- 9) The proposed replacement dwelling would be materially larger than the existing bungalow in terms of footprint, volume and overall massing. Whilst this represents a notable increase in built form, it is considered acceptable in this instance having regard to the generous size of the plot, its prominent corner position, and the prevailing pattern of similarly scaled two-storey dwellings along Culver Lane. These factors provide sufficient visual capacity to accommodate a larger dwelling without appearing out of place.
- 10) The proposed design incorporates a half-hipped roof form, which reflects characteristics found within the surrounding area, together with a two-storey front gable projection. Whilst a full-height front gable of this nature is less common than the more modest gable features seen locally, the projection itself is limited in depth and does not extend beyond the established building line. As such, it would remain visually contained and would not appear overly dominant or incongruous within the street scene. The overall design approach would present a more contemporary interpretation of the prevailing architectural forms within the area; however, it would remain sufficiently sympathetic so as not to appear discordant within the established streetscape.
- 11) Following the receipt of amended plans on 05/06/2026, the ridge height has been reduced to 8 metres. The proposed ridge height would be only marginally higher than that of the neighbouring property at No. 22 Culver Lane (approximately 7.6 metres) and would therefore not appear excessively prominent within the wider context. In addition, a separation distance of approximately 1 metre would be retained to both side boundaries, helping to maintain a perception of spacing between properties. The corner plot location also provides greater flexibility to accommodate a more substantial form of development without detriment to the character of the area.

- 12)The proposed material palette comprises brick, white render and white uPVC windows. The supporting Planning Statement advises that the type and colour of materials would be in keeping with those of the existing property. This approach is considered acceptable, particularly given the varied material palette within the wider area, where a considerable number of properties along Culver Lane feature white render at first-floor level. The use of render across the proposed dwelling would not appear out of place in this context. Notwithstanding this, precise details of the materials can be secured by condition in the event that planning permission is granted.
- 13)The proposal includes alterations to the boundary treatments. This would involve replacing the existing 1.9 metre high close-boarded timber fencing and side gates along the south-west boundary with a 1.9 metre high brick wall and sections of 1.4 metre high brick wall with railings. In addition, a 1.4 metre high brick wall with railings is proposed along the front boundary.
- 14)The proposed boundary treatments are considered acceptable. Whilst the materials would change from timber fencing to brick walling and sections of brick with railings, this represents a change in finish rather than a fundamental alteration to the character of the boundary. The proposed heights are comparable to the existing arrangement, with the 1.9 metre wall reflecting the current fencing height, and would not result in any materially greater visual impact. Similar boundary treatments are also evident within the wider area, and the proposal would therefore not appear out of keeping within the street scene.
- 15)Considering the above, the proposed replacement dwelling and associated boundary treatments would not have an unacceptable impact on the character of the area in accordance with policies CP3 and CP9 of the Core Strategy and the guidance contained within Section 4 of the Borough design Guide.

Housing Design:

Internal Amenity:

- 16)Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 97m² applies for a two storey, 4-bedroom dwelling. The proposal would accord with this requirement.
- 17)Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 31sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-in storage would also be available and the minimum floor to ceiling height would measure 2.3 metres for at least 75% of the Gross Internal Area. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

- 18) Principle R16 of the Borough Design Guide advises that rear gardens should be a minimum of 11 metres in depth and set back at least 1 metre from the boundary to allow for access. The Guide also emphasises that private amenity space should be usable, generally meaning that it should be of a practical shape, receive some direct sunlight, and be capable of accommodating typical domestic activities such as sitting, play, clothes drying and storage.
- 19) In this case, the proposed rear garden, measured from the proposed rear elevation of the dwelling to the front edge of the veranda serving the rear outbuilding, would be approximately 7.8 metres in depth, which falls below the 11 metre guideline. However, the scheme also includes the extension of the existing veranda from 3 metres to 5 metres. Given that a veranda is an open structure, the space beneath it remains usable and can contribute to the overall functionality of the garden, including sitting out, drying of clothes and private enjoyment.
- 20) When this area is taken into account, the total depth of usable amenity space would increase to approximately 12.8 metres. The overall space would be of sufficient size and configuration to accommodate typical domestic activities and would retain access around the garden. In addition, the largest portion of the garden would receive a reasonable level of daylight throughout the day.
- 21) On this basis, notwithstanding the shortfall when measured to the face of the veranda, the overall provision of private amenity space is considered acceptable and would not result in a detrimental impact on the living conditions of current or future occupiers to the extent that permission should be withheld.

Neighbouring Amenity:

Overlooking:

- 22) Principle R15 of the Borough Design Guide SPD seeks to ensure reasonable levels of visual privacy to habitable rooms. It advises a minimum separation distance of 12 metres between two-storey properties in a back-to-flank relationship, such as that between the application site and its neighbour, and a minimum distance of 10 metres between directly facing front elevations.
- 23) The new windows on the front and rear elevation would be situated at a sufficient distance from neighbouring properties as to mitigate against any harmful overlooking or loss of privacy impacts to surrounding dwellings.
- 24) With regard to the proposed first-floor side windows, those on the north-east elevation would face the flank wall of No. 22. Whilst any views towards the neighbouring patio area would be largely oblique in nature, there would be a limited perception of overlooking. It is therefore recommended that this window is fitted with obscure glazing and fixed shut below 1.7 metres above internal floor level in order to minimise any potential loss of privacy. A suitable condition will be attached to any approval to secure this arrangement.
- 25) In respect of the windows on the south-west elevation, the outlook would largely mirror that of the existing first-floor south-west side windows. Therefore, no additional or materially harmful overlooking beyond the current situation would be introduced.

Loss of Light and Overbearing:

- 26) R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties. R16 of the Borough Design Guide SPD requires separation distances of 1 metre to the side boundary and 11 metres to the rear boundary.
- 27) The proposed dwelling would maintain a separation distance of approximately 1 metre from No. 22 and would be appropriately positioned, not extending significantly beyond the rear elevation of this property at two-storey level. As such, the proposal would not give rise to any unacceptable impacts on neighbouring property in terms of Loss of light, overbearing and sense of enclosure.

Highway Access and Parking Provision:

- 28) Policy CC07 and Appendix 2 of the Managing Development Delivery (MDD) Local Plan set out the Council's minimum off-street parking standards. The proposed dwelling would comprise four bedrooms and eight habitable rooms and would therefore require a minimum of three off-street parking spaces.
- 29) The submitted block plan indicates the provision of six parking spaces in the form of a garage space, a car port, and four driveway spaces. The Council's Highways Officer has reviewed the application and notes that use of the garage and car port spaces may be somewhat constrained by the proposed driveway arrangement and adjacent soft landscaping. However, notwithstanding this, the four driveway spaces, together with the associated turning area, are considered sufficient to adequately serve a dwelling of this size and accord with the Council's adopted Parking Standards. As such, no objections are raised on parking capacity grounds.
- 30) With regard to access to and from the site, the Council's Highways Officer advised that the proposed 1.36 metre high wall and railings along the front boundary would need to maintain appropriate visibility splays in the interests of highway safety. Revised plans received on 13/05/2026 reduced a section of the proposed front boundary wall by 0.3 metres in height in order to achieve improved pedestrian visibility splays. The amended plans demonstrate visibility splays of 2.4m x 43m for vehicles and pedestrian visibility splays of 2m x 2m, which the Council's Highways Officer considers acceptable. The application has therefore been assessed on the basis of these amended plans.
- 31) The Council's Highways Officer has also advised that three cycle parking spaces should be provided for a dwelling of this scale. It is considered that the existing rear garage structure is of sufficient size to accommodate this level of cycle storage provision. In addition, the indication of EV charging provision on the submitted plans is welcomed, and no objections are raised in respect of its siting. Overall, the proposal is considered acceptable in highway and parking terms.

Flooding and Drainage:

- 32) Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The proposed development is in Flood zone 1 according to the Environment Agency mapping.
- 33) The Council's Drainage Officer has reviewed this application and would require the applicant to provide Drainage Strategy which should include details of the existing site drainage stating how proposed development would feed into the existing drainage system. Drainage strategy (including SuDS) drawing will also need to be produced indicating the location and sizing of all drainage features with pipe connections from the proposed development to the discharge points. A suitable condition will be attached to any approval.

Landscape and Trees:

- 34) Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
- 35) There are no protected trees within the application site and given the separation of the proposals from any nearby mature trees, the Council's Trees and Landscape Officer has raised no objections.
- 36) Following the grant of planning permission under application 251348, Condition 3 required the submission of a soft landscaping scheme in the interests of visual amenity. This condition was subsequently discharged under application 252433, with the approved scheme including planting of Portuguese Laurel, *Picea glauca* 'Conica', and *Thuja occidentalis* 'Brabant' across the site.
- 37) However, a site visit undertaken by the Case Officer has confirmed that the approved landscaping scheme has not been fully implemented. The submitted block plan indicates additional planting around the boundaries of the front driveway area to compensate for the increased built form, which is welcomed. However, as noted in the Ecology section of this report below, wildlife-friendly landscaping is required to provide adequate biodiversity compensation. As such, a revised soft landscaping plan will be required, clearly specifying species, planting sizes, spacing and numbers. This can be secured by way of an appropriate planning condition.

Ecology:

- 38) The Council's Ecology Officer has reviewed the submitted Biodiversity Metric, Biodiversity Net Gain Assessment (Crossman Ecology, Ref. R1160.002_BNG, March 2026), Biodiversity Statement Rev B (1 Right Plan), and the Proposed Landscaping Plan (1 Right Plan Drawing 20 Rev A, October 2025), together with the supporting Planning Statement, plans and elevations.
- 39) The Biodiversity Net Gain (BNG) Assessment states that no unauthorised habitat degradation has occurred. However, it does not appear to take account of habitat clearance undertaken on site since 2023 prior to the submission of the current application, nor the loss of biodiversity units associated with the increase in sealed surfaces. As such, inconsistencies are noted between the submitted metric and the conclusions of the BNG Assessment. The metric indicates a net loss of 5.37%

in biodiversity units on site. The Council's Ecology Officer therefore does not agree with the conclusion that the provision of 0.01 off-site units would achieve no net loss or the required 10% net gain. Additional off-site compensation or biodiversity credits would be required to comply with relevant regulations and planning policy.

40) Whilst the comments of the Council's Ecology Officer are noted, it is considered that, having regard to the scale and nature of the proposal as a single replacement dwelling within an established residential plot, it would not be necessary or reasonable in this instance to require off-site biodiversity units to be secured via a legal agreement.

41) The submitted landscaping proposals indicate additional planting across the site; however, it is acknowledged that further detail and a more wildlife-focused approach is required. As such, a revised soft landscaping scheme, including details of native and wildlife-friendly planting, species mix, planting sizes and implementation timescales, will be secured by condition. Subject to this, it is considered that the proposal would provide appropriate landscaping compensation and biodiversity enhancement in accordance with Policies CP3, CP7 and TB23, together with the objectives of the NPPF.

Other matters:

42) Several representations have raised concerns that the proposed dwelling and driveway layout would affect access to the garage located within the rear garden. It is acknowledged that the siting of the new dwelling may alter or constrain the current access arrangements to this structure.

43) However, the garage forms part of an outbuilding approved under a separate planning permission under ref 251348 and is ancillary to the existing dwelling. It does not benefit from any protected or independent use, and its access arrangements are not safeguarded in planning terms. As such, any change to the convenience or practicality of access to this ancillary structure is not, in itself, a material planning consideration in the determination of this application.

44) Comments have also been received raising concerns that the two outbuildings within the rear garden are being used as separate, self-contained units of accommodation. However, it should be noted that these structures do not form part of the development proposed under the current application and therefore fall outside the scope of this assessment. The outbuildings were approved separately under planning permissions 251346 (for use as a gym, playroom and home office) and 251348 (for use as a garage). Both permissions were subject to their own assessment at the time of determination and include conditions requiring that the buildings are used only for purposes ancillary to the main dwellinghouse and not as independent units of accommodation. As such, any concerns regarding potential breaches of these conditions would be a matter for the Council's Planning Enforcement Team to investigate and are not material to the determination of the current application.

45) Concerns have been raised regarding the potential for further enlargement of the dwelling through permitted development rights, particularly given the scale of the

proposed replacement dwelling. However, it is not considered necessary or reasonable in this instance to remove permitted development rights.

46) Any future extensions or alterations undertaken under permitted development would remain subject to the limitations and controls set out within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). These limitations would generally restrict further additions to relatively modest forms of development, such as single-storey rear extensions within prescribed depth and height limits, roof enlargements up to specified volume allowances, and other domestic alterations subject to detailed criteria relating to scale, siting and appearance.

47) Furthermore, any development exceeding these limitations would require planning permission and would therefore be subject to further assessment by the Local Planning Authority at that time. As such, it is not considered that the retention of permitted development rights would result in an unacceptable risk of uncontrolled or disproportionate future expansion.

Conclusion:

48) Overall, whilst the proposed replacement dwelling would represent an increase in scale and built form compared to the existing bungalow, it is considered that the generous corner plot, retained spacing to boundaries, and varied character of the surrounding area are such that the development would integrate satisfactorily within the street scene. The remaining private amenity space is considered usable and sufficient for the scale of the dwelling, whilst impacts relating to parking, access, drainage, landscaping and biodiversity can be appropriately addressed through the imposition of planning conditions. Accordingly, the proposal is considered to accord with the relevant policies of the Development Plan and guidance contained within the Borough Design Guide SPD.

49) Subject to the conditions and informatives within Appendix 1 below, this application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)	
<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i>	

Recommendation agreed by: (Authorised Officer)	
Date:	22.05.26

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

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 11, 111A, 19, 21, 18B and 16A 19/12/2025, 05/05/2026 and 13/05/2026. 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. External Materials and Boundary Treatments

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building(s), boundary walls and gates shall first be submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the approved details.

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

4. Drainage Details

No construction shall take place until details of the drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is 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

5. Landscaping and Biodiversity Enhancement

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping and biodiversity

enhancement, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, any existing trees or shrubs to be retained, together with details of native and wildlife-friendly planting and habitat enhancement measures.

Planting and biodiversity enhancement measures 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 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 and biodiversity enhancement in the interests of visual amenity, landscaping and ecology. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

6. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain 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. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Obscure glazing

The first-floor window in the north-east side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

Informatives:

1. 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.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your

neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

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.