

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 March 2026

Application Number: 260203

Location: 7 Maple Grove, Woodley, RG5 4JQ

Proposal: Application to vary condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Conifer hedge.

Recommendation: Approve

Conditions and/or Reasons

Condition 8 is amended as follows

8. The landscaping of the site shall be carried out in full accordance with Drawing No. 01 Revision D received on 12/03/26, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 and TB06. The Development hereby approved shall take place in strict accordance with the external materials, ground and building levels, electric vehicle charging, construction method statement, drainage details, details of boundary walls and fences, biodiversity enhancements, cycle parking and bin store details approved in writing by the Local Planning Authority on 12 May 2023 in respect of discharge of condition application reference 230672.

All other conditions of planning permission 221876 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 221876.

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. This permission is in respect of the submitted application plans and drawings numbered Location Plan Esc 1:1250 & Tree Retention and Protection Plan LAS 287 01 Rev A received by the local planning authority on 16/06/2022, and 22112-2 01 Rev A & 22112 -2 02 Rev A received by the local planning authority on 24/10/2022. 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- The Development hereby approved shall take place in strict accordance with the Material List approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

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

4. Ground and building levels- The Development hereby approved shall take place in strict accordance with 22112-2 01 Rev.B approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

5. Electric Vehicle Charging- The Development hereby approved shall take place in strict accordance with the Proposed EV Charging Solution & 22112-2 01 Rev.B approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6.

6. Construction method statement- The Development hereby approved shall take place in strict accordance with the Construction Method Statement - ID Property Maintenance - 3rd March 2023 approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

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

7. Drainage Details - No construction shall take place until details of the drainage system 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: 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.

8. See above.

Reason: See above.

9. Details of boundary walls and fences- The Development hereby approved

shall take place in strict accordance with 22112-2 01 Rev.B approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

10. Biodiversity Enhancements- The Development hereby approved shall take place in strict accordance with the Biodiversity Enhancement Strategy approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF.

11. 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.

12. Cycle parking to be provided- The Development hereby approved shall take place in strict accordance with 22112-2 01 Rev.B approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

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.

13. Bin store- The Development hereby approved shall take place in strict accordance with 2211-2 01 Rev.B approved in writing by the Local Planning Authority on 12/05/23 in respect of discharge of condition application reference 230672.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

14. Garage to be retained as such - 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), the garage

accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

15. Works are to be carried out in accordance with the mitigation recommendations given in Section 5 of the Protected Species Survey Report (Collington winter, October 2022, ref: CW20-571 RPT 001, DRAFT) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that protected species (a material consideration in the planning process) are not adversely affected by the proposals.

16. All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CP7 of the Core Strategy and wildlife legislation.

17. Retention of trees and shrubs - No trees, shrubs or hedges within the site which are shown as being retained on the Tree Retention and Protection Plan LAS 287 01 Rev A shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives 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.

18. Obscure glazing - The bathroom and ensuite windows at first floor in the side elevations 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

19. Restriction of permitted development rights - 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 additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the building hereby permitted except for any which may be shown on the approved drawing (s).

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

20. Hours of work - No work relating to the development hereby approved, including works of preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. 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.

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

4. 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.

JMM

Recommendation and conditions/reasons agreed:

Date: 25 March 2026

REMEMBER - The earliest date for a decision on this application is: **18 February 2026**