

Date: 2 December 2025
Application: 252781



WOKINGHAM
BOROUGH COUNCIL

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Dear Jennie Herrington,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 252781**

Application Number: 252781

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

Authorised by: *MC*
05.01.2025

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 4 (boundary walls and fences)	• Dwg 1159_03B (4) • Dwg 1160_03A	12 November 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 1159_03B (4) • Dwg 1160_03A	12 November 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 1159_03B (4) • Dwg 1160_03A	12 November 2025	The Council's Highways Officer has reviewed this application and has requested clarification on the position and specification of the EVCP is required.

Condition	Plan Number/Report Details	Date Received	Comments
			However, the Case Officer notes that this arrangement is identical to that proposed in the previously approved and discharged application under ref:251026 and was not considered necessary for approval. Furthermore, any EV charging installation would be subject to separate approval through Building Control.
Condition No.7 (Parking)	• Dwg 1159_03B (4) • Dwg 1160_03A	12 November 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 (Cycle Parking)	• Dwg 1159_03B (4) • Dwg 1160_03A	12 November 2025	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 1159_03B (4) • Dwg 1160_03A	12 November 2025	The Council's Trees and Landscape 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.11 (Bin Store)	• Dwg 1159_03B (4) • Dwg 1160_03A	12 November 2025	The Council's Highways Officer has reviewed the application and advised that the proposed bin store/collection area should be located within 25 metres, in accordance with <i>Manual for Streets</i> guidance. However, the Case Officer notes that this arrangement is identical to that proposed in the previously approved and discharged application (ref. 25/1026) and was not considered necessary for approval. The wheelie bins would be stored within the designated bin storage area as shown on the approved plans and would be moved to the front of the property on collection days. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.