

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 June 2025

Application Number: 250506

Location: Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

Proposal: Application to vary conditions 2, 5, 7 and 15 of planning consent 212446 (allowed at appeal ref: APP/X0360/W/21/3289621 RD and varied by 240108) for the proposed erection of 1 no. x 4 bedroom detached dwelling with link-attached garage and workshop, plus associated parking and landscaping, following demolition of existing animal enclosures, aviaries and office/staff welfare building. Condition 2 relates to the approved plans, 5 to landscaping, 7 to drainage details and 15 to boundary treatments, and the variation is to include an array of PV panels plus amended drainage details and details of boundary treatments.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- 3751/202 Rev.A received 15/01/2024
- 3751/203 Rev.B received 15/01/2024
- 3751/204 Rev.B received 15/01/2024
- 3751/205 Rev.E received 22/02/2024
- 3751/206 Rev.E received 22/02/2024
- 3751/207 Rev.C received 15/01/2024
- 2048/SP1 received 03/03/2025
- 893/01 Rev.D received 03/03/2025
- 2701/25/01 received 03/03/2025
- 2701/25/03 received 10/03/2025
- H1267-402 Issue E received 03/03/2025
- Material Schedule received 12/03/2024

Condition 5 now reads:

The development hereby permitted shall be carried out in complete accordance with the hereby approved Landscape Management Plan (Draffin Associates,

893/BDGDN/AH/LDS/22.3.24, February 2024) and associated landscaping plan (drawing number 893/01 Rev.D) received by the Local Planning Authority on 25/03/2024 and 03/03/2025.

Condition 7 now reads:

The development hereby permitted shall be carried out in complete accordance with the Drainage Strategy (H1267-402 Issue E) unless otherwise agreed to in writing by the Local Planning Authority. 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.

Condition 15 has been DELETED.

All other conditions of planning permission 212446 (as varied by 240108) apply to this planning permission, viz:

1. The development hereby permitted shall begin not later than 3 years from the date of the original decision.

3. The development hereby permitted shall be carried out in complete accordance with the project specification for archaeological evaluation (Thames Valley Archaeological services, 19th February 2024, ref: 23ee194ev) received by the Local Planning Authority on 04/03/2024.

4. External materials - The materials to be used in the construction of the dwelling and garage are to be as specified on the approved drawings and plans.

6. The development hereby permitted shall be carried out in complete accordance with the hereby approved Biodiversity Protection and Enhancement Plan (Crossman Associates, 14 February 2024, ref: A1145.001_BPEP) received by the Local Planning Authority on 22/02/2024.

8. 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 measures required by the approved Tree Protection Plan dated July 2021 and Section 10 of the Arboricultural and Planning Integration Report (GHA Trees, Ref: GHA/DS/155660:21, dated 13 July 2021 are in place on site.

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.

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.

9. The development hereby permitted is to be carried out in full accordance with the mitigation strategy outlined in paragraphs 4.23 to 4.35 inclusive of the submitted ecological survey report (Crossman Associates, ref: A1145.001 Issue Three, October 2021) unless otherwise agreed in writing by the local planning authority.

10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle and cycle parking has been provided in accordance with the approved plans. The parking shall be permanently maintained and remain available for the parking of vehicles and cycles at all times.

11. 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 unless set back a distance of at least 5m from the highway boundary and so as to open away from the highway.

12. 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 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 use nor as habitable space.

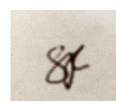
13. Notwithstanding the provisions of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

14. No part of any building(s) hereby permitted shall be occupied or used for any residential purposes until the animal enclosures, aviaries and office/staff welfare building present on site have been demolished and removed in their entirety, and the land left in an appropriate state as approved under Condition 5 (landscaping) of this decision.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'Sf' or similar initials.

Date: 1.5.25

REMEMBER - The earliest date for a decision on this application is: **10 April 2025**