

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 May 2026

Application Number: 252177

Location: 7A The Ridgeway, Woodley, Wokingham, RG5 3QD

Proposal: Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.

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 labelled/numbered location plan, 102, 002, 010, 011, 020, 022, 023, 024, 110, 111, 112, 113, 120, 121, 123, 124, 131, 122, 130, 114 A, 012, 025, 103 & 7ATR-DES-DRW-0009 Rev 1.1 received by the local planning authority on 11/09/25, 18/09/25, 07/10/25, 09/02/25 & 13/02/25. 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 - 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 shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

4. Construction Working Hours- No demolition or construction work, or deliveries to and from the site, shall take place outside the following hours:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No work or deliveries on Sundays or Public Holidays

Reason: To protect the amenity of neighbouring occupiers during construction and demolition works, in accordance with Policy CP3 (General Principles for Development) of the Wokingham Core Strategy, Policy TB21 (Landscape Character

and Amenities) of the Managing Development Delivery Local Plan (MDD Local Plan), and paragraph 185 of the National Planning Policy Framework (NPPF), which seek to prevent adverse noise and disturbance impacts on residential amenity.

5. Unexpected Contamination- If, during development, contamination not previously identified is found to be present on the site, all works shall cease until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination discovered during development is properly assessed and remediated to prevent risk to human health and the environment, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the MDD Local Plan, and paragraph 183 of the NPPF.

6. Prior to any works relating to the construction of the new dwelling, a groundwater monitoring programme shall be undertaken over a continuous winter monitoring period (December 1 to February 28). Upon completion of the monitoring, the applicant shall submit the resulting time-series groundwater level data to the Local Planning Authority for approval in writing, together with a revised engineering assessment of the robustness of the approved Drainage Strategy 6508-001 Rev P03 dated 12/01/22, informed by the monitoring results. The development shall take place strictly in accordance with the approved details.

Reason: To demonstrate no increase in flood risk. Relevant policy: MDD Local Plan CC09 & CC10.

7. Landscaping- Planting shall be carried out in accordance with the approved details (plan 103) 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 (and TB06 for garden development).

8. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space 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.

Informatives

1. 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.

2. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

A full pre-application process was undertaken by the applicant

Planning issues and addressing concerns relating relating to drainage

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

3. 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.

4. 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.

5. 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.

Recommendation and conditions/reasons agreed:



Date: 11 May 2026

REMEMBER - The earliest date for a decision on this application is: **10 April 2026**