

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250039
Site Address:	Rear of 74-76 Barkham Road, Wokingham, RG41 2RD
Expiry Date:	11 March 2025
Site Visit Date:	15 November 2024 (Enforcement Case RFS/2024/089898) & 3 March 2025
Proposal: Application to vary conditions 3, 4, 5, 6 and 7 of planning consent 221890 for the proposed erection of 2 no. dwellings and garage, following demolition of existing garages. Condition 3 refers to the external materials, 4 to ground and building levels, 5 to a construction method statement, 6 to archaeological works and 7 to landscaping, and the variation is to amend the wording of these conditions to delay compliance to correspond with the construction of the 2 no. dwellings.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Wokingham
Thames Basin Heaths SPA Mitigation Zones (7km)
Water Utility Consultation Zones
Contaminated Land Consultation Zone
Landscape Character Assessment Area – Arborfield Cross and Barkham Settled and Farmed Clay
SSSI Impact Risk Zones
Historic Flooding Points Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development

	TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	The JMWP does not apply to this type of development within the site's location.
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
221890	Full application for the proposed erection of 2no. dwellings and garage, following demolition of existing garages.	C/A – 03/02/2023

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No comments received
WBC Drainage: No comment
WBC Enforcement: No comment
WBC Highways: No objection
WBC Landscape and Trees: "The landscape condition drawings must comply with the wording of the condition."
WBC CIL: Advice regarding CIL liability.

External

Thames Water Utilities Ltd: No comments received
Berkshire Archaeology: The amended condition wording will need to include any other ground works, not just the erection of the dwellings.
South East Water: No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a 0.05 hectare parcel of land to the rear of 74-76 Barkham Road, Wokingham previously comprising residential garages associated with neighbouring properties. The site is within an established area of mid-20th Century residential development to the south-west of Wokingham town centre.

Proposal:

This application seeks to vary the wording of conditions 3, 4, 5, 6 & 7 of planning permission 221890. The development permitted by the permission has commenced following the demolition of 1no. existing garage and the partial erection of its replacement. As of the date of this report, no works in relation to the construction of the 2no. new dwellings has taken place, and the replacement garage is not substantially complete. The replacement garage would serve the existing residential dwelling, No.78 Barkham Road, and not the proposed dwellings.

However, the works carried out are in breach of conditions 3, 4, 5, 6 and 7 which require the submission of further details to be agreed with the LPA prior to the commencement of development. This application seeks to regularise the situation by varying the wording of these conditions to delay the trigger for when further details need to be approved. It is proposed that further details are submitted to and approved by the LPA prior to commencement of the two new dwellings permitted by the consent.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The principle of residential development on the site has already been established by the grant of permission 221890 dated 03/02/2023. The proposed variation is acceptable in principle subject to an assessment of whether the delay in submitting further details for the approved scheme has an adverse impact on the relevant material planning considerations. The assessment below discusses the 5no. conditions individually.

Condition 3 – External materials:

Condition 3 currently reads as:

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.

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As of the date of this report, works in relation to the two dwellings have not commenced and the external shell of the approved replacement garage was not complete. Following discussions with the applicant, photographs and details of the external materials of the garage were submitted.

The submitted details confirm that the external build of the garage will be finished with white render and grey coloured roof tiled, in keeping with the existing dwelling (No.78

Barkham Road). These proposed external materials would have an acceptable impact on the visual amenity of the development as a whole and local character. As such, if these details had been submitted to the LPA prior to the commencement of development they would have been deemed acceptable.

On this basis, and as works in relation to the 2no. new dwellings has not commenced, there is no objection to the proposed variation to the wording of condition 3.

Condition 4 – Ground and building levels:

Condition 4 currently reads as:

Ground and building levels - No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

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.

The site sits on a sloping gradient from north to south, meaning that the 2no. dwellings would sit on higher ground than Nos.72-76 Barkham Road. As of the date of this report, the works carried out on site have been contained within the part which will remain within the residential curtilage of No.78 Barkham Road. The wider site, which will be subdivided to facilitate the creation of the 2no. new dwellings, has not been cleared and no evidence of ground works or any other associated works was observed on the site visit.

Following discussions with the applicant, photographs of the part of the site where works have taken place have been submitted and it has been advised that there has been a minor reduction in levels of circa. 200mm to allow construction. After reviewing these photographs and the site visit photographs taken during the determination of the original permission, there is no evidence contrary to this claim.

As there has not been a significant change in ground levels since the development commenced, and the works in relation to the 2no. new dwellings has not commenced, there is no objection to the proposed variation to the wording of condition 4.

Condition 5 – Construction method statement:

Condition 5 currently reads as:

Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,*
- ii) loading and unloading of plant and materials,*
- iii) storage of plant and materials used in constructing the development,*

- iv) *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,*
- v) *wheel washing facilities,*
- vi) *measures to control the emission of noise, dust and dirt during demolition and construction,*
- vii) *a scheme for recycling/disposing of waste resulting from demolition and construction works.*
- viii) *access to the site of construction vehicles loading, off- loading plant and materials and used in constructing the development.*

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6 and MDD Local Plan policy CC06.

The Council's Highways Officer has reviewed the proposal and raised no objection, concluding that no negative impacts to highway safety from the construction of the replacement garage only are expected. On this basis, and as the works in relation to the 2no. new dwellings has not commenced, there is no objection to the proposed variation to the wording of condition 5.

Condition 6 – Archaeological works:

Prior to the commencement of the two dwellings hereby permitted, including any associated ground works or demolition needed to facilitate their construction,

Condition 6 currently reads as:

Archaeological Works – No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies in an area of archaeological potential. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets in accordance with national and local planning policy. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

Following discussions with the applicant, photographs of the part of the site where works have taken place have been submitted and it has been advised that there has been a minor reduction in levels of circa. 200mm to allow construction. After reviewing these photographs and the site visit photographs taken during the determination of the original permission, there is no evidence contrary to this claim.

Berkshire Archaeology have reviewed the proposal and advised that the proposed amendment does not include any ground works necessary for the completion of the development. The original permission clearly states that all ground works, whether for building, services, surface stripping, landscaping and car parking etc, need to be

included within the mitigation. Therefore, any new wording needs to reflect that any ground works, not just those related to the construction of the two dwellings themselves, should be included within the condition.

As discussed, the ground works carried out so far have been limited with no evidence that ground works including site clearance has occurred within the wider site where the main development (the erection of the 2no. dwellings) will take place. On this basis, to ensure that no further ground works are carried out prior to the submission of these required details the following variation to the wording of the condition is recommended:

“No development of the two dwellings hereby permitted, including any associated ground works or landscaping, shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.”

As the ground works carried out so far are relatively minimal, with no significant ground disturbance anticipated, it is considered that this is a proportionate approach to the development as a whole. It is noted that the submitted details will need to address the ground works carried out in relation to the construction of the replacement garage.

Condition 7 – Landscaping:

Condition 7 currently reads as:

Landscaping - Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. refuse or other storage units, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB06.

As of the date of this report, no hard or soft landscaping has been carried out. While the advice received from the Council's Trees & Landscape Officer is noted, the proposed landscaping relating to the replacement garage only would be minimal while the proposed variation to the wording of the condition ensures that final details are agreed prior to the commencement of the 2no. new dwellings.

On this basis, and as the works in relation to the 2no. new dwellings has not commenced, there is no objection to the proposed variation to the wording of condition 7. It is noted that the submitted details will need to address any landscaping carried out in relation to the construction of the replacement garage.

Conclusion:

Overall, no harm arising from the commencement of part of the approved scheme to the material considerations each condition relates to has been identified, and the conditions will remain appropriately worded to ensure that final details are agreed prior to the start of any substantial works relating to the main development (the 2no. new dwellings).

On this basis, the application is recommended for **approval**.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): 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 persons with protected characteristics as 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 as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	10 March 2025
Earliest date for decision:	4 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10/03/25