

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



Expiry Date: 22 June 2026

Application Number: 260945

Location: The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

Proposal: Application to vary Condition 2 of planning consent 252455 for the proposed erection of 1no. 4-bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings. Condition 2 refers to Approved Details for minor changes to external materials, fenestration, dormers and porch.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 202B, 203B, CPB, 200C and 201C received by the local planning authority on 18/04/2026 and 29/04/2026. 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.

All other conditions of planning permission 252455 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 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. See above.

Reason: See above.

3. 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: This is 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.

4. Natural England Licence - No works affecting any part of the roof of the existing building shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England). Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required for all or part of the works affecting the roof, a report detailing the reasons for this assessment must be submitted to the Council and approved in writing prior to the commencement of any works.

Reason: The building hosts a bat roost which may be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development.

5. External materials - Prior to the construction of new foundations being started, 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

6. Landscaping - Prior to the construction of new foundations being started, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details 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).

7. Protection of trees a) No development or other operations shall take place except in complete accordance with the BS:5837 BS5837 Arboricultural Report AIA/AMS Rev B, By Merewood, January 2026; Tree Protection Plan REV B and Tree Constraints Plan Rev A (hereinafter referred to as the Approved Scheme).

b) 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 works required by the Approved Scheme are in place on site.

c) 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.

d) 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.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 22.06.2026

REMEMBER - The earliest date for a decision on this application is: **21 May 2026**