



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Garden House

Address Line 1

Orchard Road

Address Line 2

Address Line 3

Wokingham

Town/city

Hurst

Postcode

RG10 0SD

Description of site location must be completed if postcode is not known:

Easting (x)

479834

Northing (y)

173449

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Jon and Kerstin

Surname

Brooker

Company Name

Address

Address line 1

Garden House

Address line 2

Orchard Road

Address line 3

Town/City

Hurst

County

Country

United Kingdom

Postcode

RG10 0SD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Householder application for proposed conversion of the existing attached garage to habitable accommodation with changes to fenestration plus installation of a porch canopy roof.

Reference number

241121

Date of decision (date must be pre-application submission)

16/07/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front, patio area, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

5. No works hereby permitted shall commence until an earned recognition licence for the common pipistrelle and brown long-eared bat roost has been obtained from Natural England and a copy has been submitted to and approved in writing by the council.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4

Requires details of a proposed landscaping scheme for the front patio area ... in the interests of visual amenity.
However, there are no landscaping or planting works proposed in this area and the existing substantial hedgerow planting is retained to boundaries and to the roadside facing Orchard Road. As such, there are no additional landscaping details to submit. The visual appearance and amenity of the area, and roadside character, remains unchanged.
See drawing 021A-Proposed Site Plan attached.
This drawing confirms the retention of the trees and hedgerow, with views looking both on-site and from off-site to clarify the extent of landscape screening that is currently provided.

Condition 5

See Natural England Bat Licence attached

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email correspondence dated 9 September 2024

Date (must be pre-application submission)

09/09/2024

Planning Portal Reference: PP-13434544

Review of options for dealing with Condition 4 - Landscaping, given that there is no landscaping proposed in the approved scheme.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stephen Simkins

Date

25/09/2024