

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 October 2025

Application Number: 241828

Location: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Proposal: Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.

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 numbered:

09C - Site Plans

Received 14th October 2024

06 - Plans and Elevations Plot 2

05 - Plans and Elevations Plot 1

07 - Plans and Elevations Plot 3

08 - Plans and Elevations Plot 4

Report ref. AS13511.240419.NVIA prepared by Clarke Saunders Acoustics prepared 30th April 2024

Arboricultural Impact Assessment by Merk Welby and dated 19th March 2024 which includes an Arboricultural Method Statement and Tree Protection Plan (MW.20.0919.TPP)

Received 17th July 2024

241778/FRA_DS/OR/RS/01 Rev A - Flood Risk Assessment & Drainage Strategy produced by Lanmor Consulting

Received 28th October 2024

Preliminary Ecological Appraisal and Roost Assessment prepared by arbtech Issue 3 dated 03/07/2025.

Received 16th July 2025

The development shall be carried out in accordance with the approved details.

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. Materials

The development shall be carried out in accordance with the materials as specified on the approved plans.

Reason: In the interests of visual amenity in accordance with Policy CP3 of the Core Strategy.

4. 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.

5. Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6.

6. Landscaping

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, 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 30 years from the date of the planting (or within a period of 30 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: 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. Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of

the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

9. Noise Mitigation

The glazing, insulation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application (Report ref.AS13511.240419.NVIA prepared by Clarke Saunders Acoustics on 30th April 2024).

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with policy CP3 of the Core Strategy and the Borough Design Guide SPD.

10. 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 construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

11. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

12. Remediation

No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and must be approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

13. 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.

14. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

15. Access to be widened

The development hereby permitted shall not be occupied until the access has been widened in accordance with the approved drawings.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

16. Garage to be retained as such

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 on the site identified on the approved plans shall be kept available for the parking of vehicles and bicycles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking (vehicle and bicycle) space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

17. Drainage

Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved Flood Risk Assessment & Drainage Strategy report ref. 241778/FRA_DS/OR/RS/01 Rev A dated 28/10/24. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance.

Reason: To reduce the risk of flooding onsite or elsewhere in accordance with Policy CC10 of the Core Strategy.

18. Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (Flood Risk Assessment & Drainage Strategy, 241778/FRA_DS/OR/RS/01, Rev A, 28/10/24) and the following mitigation measures it details:

- Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, in accordance with paragraphs 2.3 of the FRA and Appendix A 2560-09 Proposed Site Layout.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The

measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage in accordance with policy CC09 of the MDD.

19. Ecology

The development hereby permitted shall be carried out in accordance with the recommendations outlined in the Preliminary Ecological Appraisal and Roost Assessment prepared by arbtech Issue 3 dated 03/07/2025.

Reason: In order to protect biodiversity in accordance with policies CP7 of the Core Strategy and TB23 of the MDD.

20. Future Homes Standard

The dwelling(s) shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.

Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations. 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 policy CC04.

21. Water Standards

Prior to the commencement of development, details of how the dwelling shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime of the development.

Reason: Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

22. CEMP

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of biodiversity protection zones.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. Toolbox talks and details of the times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECow).

h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

23. External Lighting

Prior to the installation of any external lighting, a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/18 Bats and Artificial Lighting in the UK' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of biodiversity and neighbouring amenity, in accordance with policies CP3 and CP7 of the Core Strategy and TB23 of the MDD.

24. LEMP

Prior to commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30 year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the company responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that there is no net loss of biodiversity habitat and protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

25. Biodiversity Enhancements

Prior to commencement of development details of a scheme of biodiversity enhancements shall be based on recommendations given in Preliminary Ecological Appraisal and Roost Assessment V3 (Arbtech, 3 July 2025) and in the Bat Survey Report (Plan Ecology, 9 June 2025). The details of the scheme shall include:

- a) A timetable for its implementation,
- b) Detailed proposal for integrated Habitat bat boxes to be installed as high as possible just under the eaves on the exterior walls on buildings on the site.
- c) Proposals for integration of bird boxes such as Schwegler Swifts boxes and House sparrow terraces into buildings on the site.
- d) Schwegler nest boxes and robin boxes to be installed on retained mature trees.
- e) Detailed proposals for log piles enhancements for invertebrates, amphibians and reptiles.

The biodiversity enhancements shall thereafter be completed and maintained according to the detail and the timetable as approved.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

26. Reptile Mitigation Method Statement

Prior to any clearance of further scrub, trees and management of grassland, a reptile mitigation method statement shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved mitigation method statement.

Reason: To ensure that protected and priority species are maintained and features for wildlife are enhanced. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Informatives

1. 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.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 24 October 2025 the obligations in which relate to this development.

4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. 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.

6. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

7. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

8. The site of the proposed development is in an area at risk from flooding, according to maps held by the Environment Agency. The Environment Agency's Indicative Floodplain Maps [IFM] provide a general overview of areas of land in natural floodplains and therefore

potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website: www.environment-agency.gov.uk. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

In accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), the Technical Guidance on the NPPF (Flood Risk) and Managing Development Delivery Local Plan policy

CC09 a Flood Risk Assessment (FRA) must be carried out to both address

the flood risks posed to and arising from the development and the potential for any mitigation of that risk. Applicants wishing to undertake a FRA should contact the Agency for advice prior to undertaking this study.

In areas at risk of flooding, consideration should be given to the incorporation of flood protection into the design and construction of the development. This may include flood proofing measures such as barriers on ground floor doors, windows and access points and bringing

in electrical services into the building at a high level so that plugs

are located above possible flood levels. Alternatively, you may wish to consider raising the floor level of the extension to provide a degree of protection to the property. Additional guidance can be found in the Environmental Agency flood protection advice guides.

9. 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.

10. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

11. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 08.08.25

REMEMBER - The earliest date for a decision on this application is: **18 September 2024**