

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2025

Application Number: 250957

Location: Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE

Proposal: Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.

Recommendation: Approve

Conditions and/or Reasons

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 220792 dated 27 April 2022. The conditions of which shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

Condition 3 now reads:

3. Ecological Enhancements – Prior to occupation of any part of the building a strategy for biodiversity enhancements to the site shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and in provide enhancements for bats and birds. The Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Condition 4 now reads:

4. External Materials - The materials to be used in the construction of the external surfaces of the dwelling shall comprise: Brick walls (Travis Perkins, Hampton Rural

Blend); Tiled roof (Sandcroft, Humber Clay Plain Tile) and windows and doors (White PVCu) unless otherwise agreed 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.

Condition 5 now reads:

5. Landscaping - The development shall be implemented in accordance with the landscaping proposal prepared by The Jonathan Barlow Partnership as shown on drawings titled Proposed Rear Protection Area PL01B, Planting and Maintenance Schedule PL0... and Site Plan PL05. The approved works shall be carried out within the first planting season following occupation of the property. 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 and TB21.

Condition 6 now reads:

6. Landscape Management - The development shall be implemented in accordance with the the landscaping proposal prepared by The Jonathan Barlow Partnership as shown on drawings titled Proposed Rear Protection Area PL01B, Planting and Maintenance Schedule PL0... and Site Plan PL05. The approved works shall be carried out within the first planting season following occupation of the property. The landscape management plan shall be carried out as approved.

Reason: : In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 7 now reads:

7. Drainage - The development shall be carried out in accordance with the following surface water drainage details dated August 2022: - Surface Water Drainage System Site Plan, drawing number 2100/Site Plan/SWDS, prepared by Paul Carter Associates;

- Surface Water Drainage System Statement, prepared by Paul Carter Associates;
- Treetops Flood Map for Planning, prepared by Environmental Agency; and
- Structural Calculations for Tree Tops, Fleet Hill, Finchampstead by Keith Farquharson Associates.

The approved scheme shall be implemented in accordance with the approved details 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.

Condition 8 now reads:

8. The development shall be implemented in accordance with the the landscaping proposal prepared by The Jonathan Barlow Partnership as shown on drawings titled

Proposed Rear Protection Area PL01B, Planting and Maintenance Schedule PL0... and Site Plan PL05. The approved boundary treatments and buffer zone shall be maintained thereafter and shall not be used as residential garden space.

Reason: To prevent loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 10 now reads:

10. Cycle parking to be provided - No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s) Site Plan/Location Plan PL04A and Bike Store PL06. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

All other conditions of planning permission 220792 apply to this planning permission, viz:

1. Removed as development has commenced.

Reason: See above.

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 3740/201 Q; 3740/207 L; 3740/202 N; 3740/203 N; 3740/208 received by the local planning authority on 11 April 2022 and 3740/200 R received by the Local Planning Authority on 24 March 2022. 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. See above.

Reason: See above.

4. See above.

Reason: See above.

5. See above.

Reason: See above.

6. See above.

Reason: See above.

7. See above.

Reason: See above.

8. See above.

Reason: See above.

9. 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.

10. See above.

Reason: See above.

11. 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.

12. Gates - Notwithstanding the gates, already installed on site, and 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), no gates or barriers shall be erected unless set back a distance of at least 5 metres from the highway boundary and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

13. a) No development shall commence on site until tree protection measures have been implemented in accordance with Arboricultural Impact Assessment and Tree Protection Plan by Barton Hyett Associates dated March 2022. The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.

b) No development (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) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme 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 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, ancient and semi- natural woodland growing within or adjacent to the site which are of amenity and biodiversity 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.

14. Restriction of permitted development rights - Notwithstanding the provisions of Classes A, AA, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the Countryside, local area and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.

Informatives

1. 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.

2. 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.



Recommendation and conditions/reasons agreed:

Date: 29 July 2025

REMEMBER - The earliest date for a decision on this application is: **15 May 2025**