

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 October 2025

Application Number: 251419

Location: 60 Victoria Road, Wargrave, Wokingham, RG10 8AE

Proposal: Householder application for the proposed erection of retaining walls and installation of a dropped kerb, following demolition of existing retaining walls and excavation to pavement level, to facilitate the creation of a vehicular access and off-road parking area.

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 titled 'Location Plan' received by the local planning authority on 13 June 2025, 'Proposed Front Elevation', 'Proposed Plan', 'Proposed Topography', 'Proposed Parking', 'Proposed Right Side Elevation', 'Proposed Left Side Elevation' and 'Central Cross-section (Proposed)' received on 17 September 2025. 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. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the approved plans and application form, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Permeable surfacing - The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct water run-off from the hard surface to a permeable or porous area within the curtilage of the development, and the hard surfacing shall thereafter be so-maintained.

Reason: 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) and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Visibility splay provision - Visibility splays of 2.0 metres by 2.0 metres must be provided at the intersection of the driveway and the adjacent footway prior to the first use of the approved parking provision. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to local character and highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 17 October 2025

REMEMBER - The earliest date for a decision on this application is: **7 July 2025**