

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251498
Site Address:	Land At Heathlands, Heathlands Road, Wokingham, Berkshire
Expiry Date:	19 August 2025
Proposal: Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside

Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
981506	Proposed erection of detached dwelling with double garage and demolition of existing garages	Refused 28/10/1998
002066	Proposed demolition of existing garages and erection of dwelling with garage	Refused 18/10/2000
010380	Proposed erection of one dwelling with garage. Demolition of existing garages.	Refused 21/03/2001
042402	Proposed erection of security fencing across site access. (Retrospective)	Refused 12/07/2004
140906	Proposed erection of a single storey detached dwelling, addition of pitched roof over retained single detached garage and blocking off of existing access and formation of a new access. Demolition of existing garage block.	Refused 04/11/2014
142071	Proposed erection of a two no bedroom dwelling, to include the construction of a new roof on existing garage, following demolition and removal of existing garage block.	Refused 04/03/2015

230887	Full application for the proposed erection of a detached dwelling with parking following removal of existing garage blocks.	Approved 20/11/2023
240442	Full application for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks.	Approved 06/08/2024
243241	Application for submission of details to comply with the following condition of planning consent 240442 dated 06.08.2024. Condition 3 relates to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos.	Withdrawn 25/06/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Ecology Newts – No objection
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council have objected because they are aware that construction is well underway and there is no sound reason for removing these conditions.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their comments are summarised below: - The application states that development has not yet started, but work has been going on for a matter of weeks. <i>Officer comments: This is noted.</i> - The sewage plant will likely be close to the boundaries of the property, and subject to wind direction, this could impact neighbouring properties. It is therefore requested that the sewage plant is of sufficient specification and that it is regularly maintained to preserve the situation.

	<i>Officer comments: The Council's Drainage Officer has reviewed the submitted information and is happy that the requirements of Condition 4 has been met.</i>
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APPRAISAL

Description of Proposal:

This application seeks permission to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. The details provided as part of this application have been submitted to discharge and address the pre-commencement requirements.

Application 243241 was submitted to discharge all of the afore mentioned conditions, however, the terms of the drainage condition (condition 4) could not be met. Therefore, this submission has been frontloaded with details for all of the pre-commencement conditions so that these can be varied to 'in accordance with' conditions.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Condition 3 (Materials):

Acceptable details have been provided for the materials to be used in the construction of the dwelling. It is not deemed that the proposed materials would negatively impact upon the character of the area or upon neighbouring amenities. Therefore, the condition can be varied to:

The materials to be used in the construction of the dwelling shall be in accordance with the submitted 'Schedule of external materials' submitted to and received by the local planning authority on 24/06/2025. The development shall be carried out in accordance with the so-approved details.

Condition 4 (Drainage):

The proposed drainage for this scheme has identified that no foul sewers are available and therefore a package treatment plant will treat sewage, discharging treated effluent to the surface water sewer. The surface water will be managed by an underground attenuation tank due to limited permeable paving options caused by tree protection

zones. The runoff will be restricted to greenfield rates and discharged via controlled orifice to the water sewer. The drainage design uses SuDS principles, factoring in a 40% climate change allowance. Additionally, the submitted calculations confirm compliance with standards.

The Council's Drainage Officer was consulted on this application. They have reviewed the submitted drainage information. They are satisfied that based on the evidence, the applicant has satisfactorily addressed the requirements of Condition 4, and as per the recommended varied condition wording below, a 'build out' agreement with Thames Water is also required. Therefore, the condition 4 can be varied accordingly to read:

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for so long as the development remains on the site. A build over agreement with Thames Water shall be submitted to the local planning authority within three months of the substantial completion of the development hereby approved.

Condition 5 (Landscaping):

The Council's Landscape and Trees Officer has been consulted on this application. They have reviewed the submitted 'Detailed Planting Plan', and they find the plan acceptable for the location and for the site, and they are satisfied that the requirements of the condition are met. Therefore, this condition has been varied as follows:

Landscaping at the site shall be provided in accordance with the submitted 'Detailed Planting Plan (L90-300 RevB)' submitted to and received by the local planning authority on 24/06/2025.

Condition 6 (Construction Method Statement):

The Council's Landscape and Trees Officer and the Council's Highways Officer have been consulted on this application. They have reviewed the submitted 'Proposed Site Set Up Plan / Construction Method Statement' and find the plan acceptable for the location and for the site. They are therefore satisfied that the requirements of the condition are met. The wording for condition 6 shall be varied as follows:

Development works on site shall take place in complete accordance with the submitted 'Proposed Site Set UP Plan / Construction Method Statement (08 RevA)' submitted to and received by the local planning authority on 24/06/2025.

Condition 8 (Boundary Wall and Fence Details):

The Council's Landscape and Trees Officer and the Council's Highways Officer have been consulted on this application. They have reviewed the submitted 'Proposed Site Plan (01 RevD)' and find that the plan is acceptable for the location and site, additionally the drawing is consistent with the previously approved site plan in respect of visibility splays. They are therefore satisfied that the requirements of the condition are met. The condition wording is varied to read:

Boundary treatment shall be provided and maintained in accordance with the submitted 'Proposed Site Plan (01 RevD)' submitted to and received by the local planning authority on 24/06/2025.

Condition 9 (Precautionary Method Statement – GCN):

The Council's Ecology Newts Officer, Nature Space, have been consulted on this application. They have reviewed the submitted 'Biodiversity Enhancement Plan' and find that the proposed precautionary measures for great crested newts are suitable. They are therefore satisfied that the development should be carried out in compliance with these precautionary measures. As such, the condition can be varied to read:

The development shall be carried out in accordance with the precautionary measures for great crested newts contained within the submitted 'Biodiversity Enhancement Plan' submitted to and received by the local planning authority on 26/06/2025.

Condition 10 (Biodiversity Enhancements):

The submitted 'Biodiversity Enhancement Plan' contains a variety of proposed biodiversity enhancements, these include incorporating bird boxes, bat boxes, bee bricks, hedgehog houses, planting pollinator friendly plants and planting native hedgerows. The Council's Ecology Officer has commented on this application and they are happy for the condition wording to be amended to secure implementation of the Biodiversity Enhancement Plan mitigation measures. The wording for Condition 10 is therefore amended to:

All works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 2 and Appendixes 1 to 4 of the submitted Biodiversity Enhancement Plan (Plan Ecology, April 2025) Drainage Strategy & Flood Risk Assessment Appendix B (LANMOR Consulting, Ref 231636/DS/MS/KBL/01 Rev A) and the AMS scheme which is approved in Condition 7. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Condition 11 (Asbestos):

The Council's Environmental Health Officer was consulted on this application. They have reviewed the submitted 'Asbestos Survey Report & Register' and are satisfied with the findings of the survey and the plans for the safe removal and disposal of asbestos containing material. They are therefore satisfied that the requirements of the original condition have been met. Condition 11 can therefore be varied to:

The safe removal and disposal of asbestos containing material shall be carried out in accordance with the 'Asbestos Survey Report & Register' submitted to and received by the local planning authority on 26/06/2025.

Character of the Area:

The proposed variations of the conditions poses no significant harm to the character of the area.

Neighbouring Amenity:

The proposed variation of the conditions poses no harm to neighbouring amenities.

Conclusion:

For the reasons above, the proposed variation is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 November 2025
Earliest date for decision:	17 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	13/11/25

PLANNING CONSTRAINTS/STATUS
Insert where relevant