

22 April 2025

Head of Planning
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Re: Treetops Fleet Hill Finchampstead Wokingham RG40 4LE

I am pleased to enclose a Section 73 variation of conditions application pertaining to application **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)*".

The conditions relevant to this variation of conditions application are **3,4,5, 6, 7, 8 and 10** which concern the which concern the landscaping, landscaping management, drainage, and boundary treatment respectfully.

Accompanying this submission are the relevant application form, documents, and information.

Condition 3: Bat details

Condition 3 was removed from earlier s73 application 222089 granted 1/9/22. For completeness it is requested this condition is removed again.

Condition 4: Materials

Condition 4 materials were approved under earlier s73 application 222089 granted 1/9/22. For completeness it is requested this condition details is approved again.

Condition 5: Landscaping

Condition 5 is listed in application **220792**, the most recent and approved application, to read as:

"Landscaping -The development hereby permitted shall not be constructed above damp proof course level until, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, driveway, paths, patios, hard surfacing materials and minor artefacts and structure (e.g. furniture, play

equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable and will include native hedgrow screening on northern boundary (front) of site and eastern boundary of site. Woodland planting to the buffer zone to include protection to individual young trees and informal fenced protection to rear garden. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. 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.

It is requested for the wording of condition 5 to be amended as the development has progressed beyond the point at which condition 5 could be complied with as written. As such the details requested by Condition 5 are submitted within this application for approval and implementation in the first planting season following occupation of the property.

Therefore, it is requested to vary the wording of condition 5 to read;

"The development shall be implemented in accordance with the landscaping proposal on the following plans prepared by The Jonathan Barlow Partnership:

- *Proposed Rear Protection Area, drawing number PL 01*
- *Landscape site plan drawing number 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.

Condition 6: Landscaping Management

Condition 6, listed in application **220792** decision's notice reads as follows:

"Landscape management - The development hereby permitted shall not be constructed above damp proof course level until a landscape and ancient woodland management plan, including long term design objectives,

management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Once again, it is requested for the wording of condition 6 to be amended, since the development has progressed beyond the point at which condition 6 could be complied with as written. The details requested by Condition 6 are submitted within this application for approval and implementation in the first planting season following occupation of the property.

As a result, it is requested for the wording of condition 6 to be varied to read as follows:

"The development shall be implemented in accordance with the landscaping proposal on plans prepared by The Jonathan Barlow Partnership:

- *Proposed Rear Protection Area, drawing number PL 01*
- *Landscape site plan drawing number 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.

Condition 7: Surface Water Drainage

Condition 7 is listed in application **220792**, the most recent and approved application, to read as:

"Drainage - The development hereby permitted shall not be constructed above damp proof course level until surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS methods and approvals for drainage system connection if necessary. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Once again, it is requested for the wording of condition 6 to be amended, since the development has progressed beyond the point at which condition 6 could be complied with as written. The details requested by Condition 7, which show the site's current and proposed drainage system are submitted within this application for approval.

As a result, it is requested for condition five to be varied to the following:

"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.

Condition 8: Boundary Treatment

Condition 8 in application **220792**, the most recently approved application on the subject site reads as follows:

"The dwelling hereby permitted shall not be occupied until a buffer zone between the dwelling's curtilage and the adjacent ancient woodland of at least 15m with measures for their physical separation by way of native hedge planting and post and rail fencing no more than 1.2m in height has been submitted to and approved in writing by the Local Planning Authority. This will include a plan detailing the extent of the dwelling's residential curtilage and the buffer zone. The plan must include the buffer zone being planted with local and appropriate native species; in line with the landscape management plan. The approved boundary treatments and buffer zone shall be maintained thereafter and shall not be used as residential garden space.

To summarise, condition 8 requires a 15-meter buffer zone is established between the property and the adjacent ancient woodland. This zone must be physically separated by native hedge planting and a post-and-rail fence, no taller than 1.2 meters. A detailed plan must be submitted, for approval by the local planning authority showing the buffer zone and residential curtilage, and the planting must include local native species. The buffer zone must be maintained and cannot be used as garden space.

Whilst there has not been a breach of the condition, the Applicant submits details with this application for approval. As a result, it is suggested for condition 8 to be varied to read as:

"The development shall be carried out in accordance with the following plans which address the boundary treatment and the buffer zone, prepared by The Jonathan Barlow Partnership:

- *Proposed Rear Protection Area, drawing number PL 01*
- *Landscape site plan drawing number PL05*

The approved boundary treatments and buffer zone shall be maintained thereafter and shall not be used as residential garden space.

Condition 10: Cycle parking

Condition 10 reads;

"Cycle parking details required - Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose"

Bike store details were approved previously under earlier s73 application 222089 but are resubmitted here. Condition 10 cannot be discharged as originally written as development has commenced. It is therefore requested condition 10 be reworded to read;

"The approved cycle parking details in plan PL06 and 1:200 Site Plan, drawing number PL 04, dated 11/24 shall be implemented before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

I trust this information is sufficient to vary the relevant conditions. If you have any queries, please do let me know.

Yours faithfully,



Emily Temple BSc (Hons) MSc MRTPI

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