

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 November 2024

Application Number: 242295

Location: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Proposal: Application to vary condition 2 of planning consent 231459 for the erection of a part 2 storey part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling. Condition 2 refers to the approved plans and the variation is for the addition of a further single storey extension as part of the new dwelling to form a plant room (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details

This permission is in respect of the submitted application plans and drawings titled/numbered (Location Plan) (22071640 01) (Proposed Site Plan) (22407-4 01 A) received by the local planning authority on 05/09/2024 & 04/11/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

All other conditions of planning permission 231459 apply to this planning permission, viz:

1. Deleted.

Reason: As the development has already been substantially completed, condition 1 of application 231459 is no longer applicable.

2. See above.

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. 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

4. Restriction of permitted development rights - 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 additional windows or similar openings shall be constructed in the first floor level or above in the north elevation of the new dwelling hereby permitted except for any which may be shown on the approved drawing (s).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Cycle parking details required - Prior to the occupation of the development hereby permitted details of secure and covered bicycle storage/parking for 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 and shall be permanently retained in the approved form 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.

6. Landscaping - Prior to the occupation of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for 5 trees, 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 5 years from the date of the planting (or within a period of 5 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: To ensure adequate planting 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. The development hereby approved shall be carried out in accordance with the details as agreed in Chapter 6 'Bat Survey Report June 2023' received by the Local Planning Authority on 26 June 2023. The measures contained within the report shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To protect and preserve protected species. Relevant policies: NPPF Section 15, Policy TB23 of the MDD Local Plan and Policy CP7 of the Core Strategy.

8. Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens) as per the recommendations within Chapter 6 of the 'Bat Survey Report June 2023', shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

9. Prior to the occupation of the development hereby approved, details of the drainage system for the site shall be submitted to and approved in writing by the LPA. These details shall include how the site currently drains and will be drained after the proposed development with consideration to SuDS. The approved scheme shall be implemented as approved and shall be maintained in the approved form for as long as the development remains on site.

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), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 19 December 2023, the obligations in which relate to this development.

3. 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.

4. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 6 November 2024

REMEMBER - The earliest date for a decision on this application is: **30 September 2024**