

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices, Shute End,
Wokingham RG40 1WR

8th January 2025
Our Ref: BC/22/288

Dear Sir,

Land at Bucks Copse, Barkham Road, Wokingham RG41 2RD

I enclose on behalf of my Client, Lisa Potter, an application to vary the terms of the permission granted in January 2023 under reference 221890.

The proposed development involves a land swap between respective owners and specifically the demolition of a garage and erection of a replacement garage. This has taken place so that the substantive development – the two dwellings – may proceed in due course. In light of this we seek a variation of the following pre-commencement conditions:

3. External materials
4. Proposed and existing topographical levels and changes
5. The construction method statement
- 6 Archaeological investigation
7. Landscaping

The proposed tracked changes are shown below in bold type with the function of ensuring that these matters are resolved prior to the commencement of any works on the two houses for which planning permission has been granted and remains extant.

3. External materials - Before the development **of the two dwellings** hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

4. Ground and building levels - No development shall take place **of the two dwellings hereby permitted** until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

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5. Construction method statement - No development **of the two dwellings hereby permitted** shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of noise, dust and dirt during demolition and construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) access to the site of construction vehicles loading, off- loading plant and materials and used in constructing the development.

6. Archaeological Works – No development **of the two dwellings hereby permitted** shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

7. Landscaping - Prior to the commencement **of development of the two dwellings hereby permitted**, 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, hard surfacing materials and minor artefacts and structure (e.g. refuse or other storage units, 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. 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.

In examining the reasons for imposing the conditions it is clear that they refer to the general matters of external appearance and the satisfactory form of development (3 and 4); highway safety and amenity (5); the potential of archaeological importance (6) and visual amenity (7).

On the specifics of archaeology I note the consultation response from Berkshire Archaeology which variously refers to ground disturbance and states, inter alia:

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This application site is of reasonable size, the building footprint covering around 150 m2, with only part of this on the site of the pre-existing garage to be demolished, meaning any construction work is likely to impact a relatively significant area of undisturbed ground

The constructed and replacement garage covers some of the same ground and the substantial part of the site remains undisturbed where an archaeological dig and investigation may properly take place in accordance with the proposed revision to condition 6.

The same process may reasonably be applied to materials, ground levels, construction methodology and landscaping where the issue is substantially related to the two houses which have been granted planning permission and are seen in the public realm. The constructed garage is not a building which manifestly has these characteristics or visual impact.

On the basis of these matters we trust that a varied permission may be issued in the terms submitted.

Yours faithfully,

Mark Leedale

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