

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 July 2026

Application Number: 260751

Location: Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG

Proposal: Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.

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 (Proposed GF Plan 02), (Proposed FF & Roof Plan 02), (Block Plans 02), (Location Plans 02), (Proposed Elevations 02), (Bike and Bin Store 3) & (Proposed Site Plan 3), received by the local planning authority on 27/03/2026 & 26/05/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 in accordance with those identified on the application form, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping

Prior to the commencement of the development, 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. 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.

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.

Reason: In the interests of visual amenity and to ensure no net loss of biodiversity habitat. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Drainage

No development shall take place until a detailed surface water drainage scheme, based on the use of infiltration SuDS, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. BRE 365 soakaway/infiltration test results, demonstrating that infiltration is feasible on site and that the ground conditions are suitable;
2. A drainage strategy plan, including the location, design and sizing of all Sustainable Drainage Systems (SuDS) features, demonstrating that the base of any infiltration feature would be located at least 1 metre above the seasonally high groundwater table;
3. Details of the long-term management and maintenance of the drainage system, including arrangements for its implementation for the lifetime of the development and confirmation of the party responsible for its ongoing maintenance.

The approved drainage scheme shall be implemented in full prior to the first occupation of the development and thereafter retained and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) 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.

6. Protection of trees

The development shall take place in accordance with the approved Tree Survey and Arboricultural Impact Assessment (GHA/DS/160491:26), dated 20th January 2026.

No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the AIA are in place on site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the AIA.

The fencing or other works which are part of the AIA shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the

site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

7. Unexpected Land Contamination

If, during site clearance, excavation, or construction works, contamination not previously identified is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until:

- a) The discovery of the contamination has been reported in writing to the Local Planning Authority as soon as reasonably practicable;
- b) A site investigation and contamination risk assessment has been undertaken to assess the nature and extent of the contamination; and c) Where remediation is necessary, a remediation scheme and method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme shall be implemented in full in accordance with the approved details prior to the continuation of development.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

8. Parking and turning space to be provided

The dwelling hereby permitted shall not 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.

9. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing

(s)/details. The cycle parking/ storage shall be permanently so- retained 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.

10. Biodiversity Enhancements

Prior to the occupation of the development, details of biodiversity enhancements, to include bird boxes, tiles or bricks on and around the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. The approved biodiversity enhancements shall thereafter be retained and maintained.

Reason: To incorporate biodiversity in and around the development in accordance with paragraph 187 of the NPPF. Relevant policy: NPPF 2024 Section 15 and paragraph 198, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

11. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no extensions, roof alterations or outbuildings shall be constructed pursuant to Classes A, B, C or E of Part 1 of Schedule 2 without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the character of the area / neighbouring amenity / Living Conditions. Relevant policy: Core Strategy policies CP1 and CP3.

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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The

information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss. For the avoidance of doubt, 'commencement' includes any works defined under Section 56 of the Act.

4. 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.

5. 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.

Recommendation and conditions/reasons agreed:



Date: 10/07/26

REMEMBER - The earliest date for a decision on this application is: **7 May 2026**