

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 25 September 2025

Application Number: 251837

Location: 46 Bearwood Road, Barkham, Wokingham, RG41 4SY

Proposal: The householder application for the proposed creation of a new 3- metre-wide vehicular access to the front of the property, including installation of a tarmac hardstanding area to provide off-street parking for two vehicles, alongside the removal of a 2-metre section of front boundary hedge.

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 numbered 9218-100 and 9218-102 received by the local planning authority on 31/07/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, 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).

BJC

Recommendation and conditions/reasons agreed:

Date: 19.09.25

REMEMBER - The earliest date for a decision on this application is: **25 August 2025**