

Application Number	Expiry Date	Parish	Ward
250452	29.05.2025	Wargrave	Remenham, Wargrave and Ruscombe.

Applicant	GTO Engineering
Site Address	GTO House Floral Mile, Bath Road, Hare Hatch, RG10 9ES
Proposal	Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.
Type	Full
Officer	Mark Croucher
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 9 April 2025
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	That the committee authorise recommending the GRANT OF PLANNING PERMISSION subject to the following: A. Completion of a legal agreement relating to the following head of terms: 1. Employment Skills Plan. (subject to such additional, updated obligations or conditions (if any) as agreed by officers on behalf of the Assistant Director – Place and Growth). B. Alternative recommendation: That the Planning Committee authorise the Head of Development Management to refusal planning permission in the event that: 1. A S106 legal agreement satisfactory to officers (on behalf of the Assistant Director – Place and Growth) is not completed.

SUMMARY

The applicant (GTO) restores classic cars and this use is well established. The proposed development comprises of the demolition of an existing building on site and the erection of a new workshop building for the service and restoration of motor vehicles with ancillary office accommodation and storage use. The development would also include additional hard surfacing to access the building and soft landscaping works.

The proposed structure will be situated behind the main building on site. It comprises of a low-key design and will not be overly prominent within the landscape. The proposal strikes a good balance between providing an attractive modern building whilst being discrete within

the wider area. The council's Tree and Landscape Officer raises no objection. The development would result in a 22% increase volume compared to the existing building that will be demolished, and this is considered to be an appropriate uplift when considered against relevant Green Belt policy.

Sufficient parking is provided on site, and the existing access is suitable to facilitate the increase in commercial floor space. The proposed development has an acceptable impact on neighbouring amenity, flooding & drainage, ecology and archaeology.

The proposal would result in economic and employment benefits and is supported by the Council's Economic Development Team.

Overall, the proposal will have an acceptable impact on the openness of the Green Belt and is not inappropriate development. The development is considered acceptable in all other respects subject to conditions 1 – 14 and a legal agreement securing an Employment Skills Plan.

RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision
07486	Proposed office extension	Refused: 1978. Appeal allowed.
F/2007/0595	Two storey side extension to an office - for the headquarters building	Refused: 20/04/2007. Appeal allowed.
F/2013/1025	Demolition of Mabey HQ and associated buildings, and proposed erection of 70- bedroom Care Home with 39 parking spaces and vehicular access	Refused 29.08.2013
F/2014/2157	Application for temporary planning permission for 3 years to allow the erection of a modular structure for the use by GTO Engineering for the service repair and restoration of motor vehicles (B2) use	Withdrawn.
F/2014/2768	Proposed demolition of existing buildings and the erection of a two storey extension to existing office building for the service repair and restoration of motor vehicles (Use Class B2) with ancillary accommodation car parking and landscaping	Withdrawn
170107	Full application for the proposed erection of new service, repair and restoration motor vehicle centre (Use Class B2) with ancillary	Refused: 10.01.2018

	parking and landscaping following demolition of existing buildings.	
190063	Full application for the proposed erection of restoration motor vehicle building including associated office and storage space, plus change of use of existing buildings with ancillary parking and landscaping following demolition of existing buildings.	Refused: 08.03.2019. Appeal Dismissed: 13.12.2019.
193047	Full application for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings.	Approved: 21.08.2020
210342	Application to vary condition 3 of planning consent 193047 for the Full application for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings. Condition 3 refers to approved plans and the variation is to allow minor alterations to improve on the overall design and functionality of the new building	Approved: 29.04.2021
212801	Application to vary condition 3 of planning consent 193047 (as varied by application 210342) for the proposed erection of a workshop including associated office accommodation and storage following demolition of existing outbuildings. Condition 3 refers to the approved documents and the variation is to allow minor alterations including the addition of a basement, a glazed link from the new workshop to the main building, changes to fenestration and internal modifications.	Approved: 16.08.2022

Site Area	1.36 ha
Floor Area of proposal	553 sqm
Existing parking spaces	48
Proposed parking spaces	56
Existing Staff	35
Proposed Staff	50
CONSTRAINTS	Countryside Green Belt Green Route Enhancement Area (Bath Road)

CONSULTATION RESPONSES	
WBC Economic Development Team	Support the application
WBC Highways	Request further information regarding number of parking spaces
WBC Landscape	No objection subject to conditions
WBC Environment Health	No objection subject to conditions

REPRESENTATIONS

Town/Parish Council: No objection

Local Members: None received

Neighbours: None received

PLANNING POLICY

National Planning Policy Framework

National Design Guide

National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP6 – Managing Travel Demand

CP7 – Biodiversity

CP9 – Scale and Location of Development Proposals

CP11 – Proposals Outside Development Limits (Inc Countryside)

CP12 – Green Belt

CP15 – Employment Development

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction

CC05 – Renewable Energy and Decentralised Energy Networks

CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB01 – Development within the Green Belt
TB11 – Core Employment Areas
TB12 – Employment Skills Plan
TB20 – Service Arrangements and Deliveries for Employment and Retail Use
TB21 – Landscape Character
TB23 – Biodiversity and Development

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List

PLANNING ISSUES

Description of Development:

1. The proposed development is for a detached new workshop building situated to the north of the site. The building will have a shallow pitch roof with two gable ends and a long and narrow footprint. Whilst the building has a traditional form, it would have modern simple elevations with a seamed metal roof, brick gables, large recessed banks of glazing and recessed gable features. To facilitate the development an existing barn with a curved roof will be demolished. Additional hard surfacing will be incorporated along with landscape enhancements in three strategic positions.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The application site is within the Green Belt. Paragraph 154 of the NPPF states development is inappropriate in the Green Belt apart from the exceptions listed. The relevant exception under consideration for this application is set out in para 154(g). This states the following is not inappropriate development:

'limited infilling or the partial or complete redevelopment of previously developed land, (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt'

4. The re-development comprises of an existing barn-like building being demolished along with a smaller timber structure. It is stated in the submission that the new building would result in a 22% increase in volume. The proposed structure would be situated behind the main building on the site. Whilst the proposal will spread away from the main building, it will have a lower profile and a relatively simple pitch roof form and elevation detailing. This would assist the structure appearing discrete in the landscape and maintaining the existing main building as the focal point for the site.
5. Overall, taking into consideration the numerical uplift of built form and the impact on the ground, the proposal is considered to be appropriate development within the Green Belt because it would not cause substantial harm to the openness of the Green Belt.
6. As the development is also within the countryside, it is assessed against policy CP11 of the Core Strategy. The policy states in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where: *'1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes*

recreation in, and enjoyment of, the countryside; and 2) It does not lead to excessive encroachment or expansion of development away from the original buildings.'

7. The proposal meets criterion 1 as the development would contribute to a business enterprise in a rural location. The site has been well established to be in commercial use. With regard to criterion 2 of CP11, it is considered that the proposed redevelopment would not lead to excessive expansion away from existing buildings. The reasons for this have been partially set out at the beginning of this section and are also explained in the next section of this report.
8. The NPPF states that planning decisions should enable *'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings'*. Therefore, the re-development of an existing business premise in the countryside is acceptable when considering this part of National Policy.
9. It is considered that the principle of development is acceptable subject to the material considerations set out elsewhere in this report.

Character of the Area:

10. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the environment'*. Policy CP3 of the Core Strategy states planning permission will be granted if development is *'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design'* and contributes *'to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping'*. The supporting text to policy CP3 also sets out that development should be of a high standard of design that can integrate with the character of the area as this is important to achieve sustainable development.
11. The proposed structure would be positioned behind the existing main building on the site. It would replace an existing building with an arced shaped roof. Whilst the structure would have a wider frontage than the main building, it would have a lower profile and would be set back by approximately 26m. The replacement building would also be set back approximately 125m from Bath Road.
12. The design of the building has a simple form with a pitch roof and gable ends. This building profile fits in with the low key agricultural buildings in the locality. The form of the proposal also maintains the main building as the focal point to the site. There are contemporary design features such as deep recessed windows and overhanging gable elements, and the design strikes a good balance between respecting the countryside location and providing a modern structure with visual interest and contemporary features.
13. It is considered that the siting and design of the proposed building would have an acceptable impact on the character and appearance of the area.

Residential Amenities:

14. GTO specialises in restoring classic cars and the current use is well established. There is 1 residential property located to the southwest called Mulbery House. The proposed building will be located 120 metres away from this property and will not result in any detrimental impact regarding overlooking; loss of privacy or overshadowing.
15. With regard to noise and disturbance, the commercial operations are intended to take place within the building and the site has permission for a commercial use. A Noise Impact Assessment has been submitted demonstrating acceptable noise levels to surrounding residential dwellings. The Environmental Health Team has previously raised no objection to the proposal regarding noise and disturbance with the similarly located building.
16. The other neighbouring land uses are commercial and agricultural and it is not considered that the proposed building would impact the amenity of any other neighbouring land uses.

Access and Movement:

17. The development will utilise the same the vehicle access arrangement onto Bath Road as existing, which is not known to have any detrimental safety issues.
18. The existing site has 48 parking spaces and the development would result in an increase of 8 spaces to 56. An additional 14 cycle parking spaces are proposed to encourage sustainable modes of transport. The submission states that there would be an increase in staff from 35 to 50 and there would be sufficient parking capacity on site accommodate this.
19. Based on the trip rates from the TRICS database, for the existing use there would 37 and 35 two-way movements in the AM and PM peak hours respectively. The proposed development would result in 37 and 56 two-way movements. Whilst the PM is higher (15 two-way flows), The WBC Highway Engineer is satisfied that this small increase would not have an impact on the wider highway network.

Flooding and Drainage:

20. The application is for major development and therefore a Flood Risk Assessment (FRA) has been submitted. The site is in Flood Zone 1 where the risk of fluvial flooding is low. The application form states that foul sewage from this development will be into a foul sewer network while surface water runoff will be managed via a soakaway. The Drainage Engineer has raised no objection with regard to flooding and drainage subject to condition 6.

Landscape and Trees:

21. The proposed building would be set back from a stretch of Bath Road known as the Floral Mile. Bath Road itself which is a Green Route Enhancement Area. The site is located north of Mumbery Hill which runs parallel to Bath Road and characterised by a hedgerow of mature trees and hedges to both sides of the road which screen development beyond. In the case of the site, access is located to the east of a large forecourt on Mumbery Hill with a single building facing the road, set well back to the

north towards the open arable fields. The site is to the west of the Hare Hatch Conservation Area.

22. The site is located within Wokingham District Landscape Character Assessment Area (WDLCA) H1 'Wargrave-Twyford Arable Chalk Lowlands'. The landscape is considered to have a moderate quality and character due to distinct flat shelving landform. The strategy is to enhance landscape character, and there are management opportunities to improve the condition, intactness and presentation of the farmed landscape without affecting the sense of openness. The overall moderate sensitivity is a result of varied scope for the recreation of landscape elements but within this context there are some highly sensitive elements such as the perceptual open quality of the landscape and its physical contrast to the surrounding hills.
23. Landscape improvements are proposed on the Block Plan and includes additional planting along the eastern boundary and within the site. Condition 4 is recommended to secure further details.
24. As set out in the character and appearance section, the extension will relate satisfactory to the existing building and will have lower roof height and eaves height. Considering the site is partially developed, the proposal would not appear harmful to the character of the area.
25. The council's Tree and Landscape Officer raises no objection and has advised that, *'I have no objection to the proposals in terms of impact on the protected trees, or the character of the site. It is possible to enhance the boundaries with new tree planting as well as enhance the site interior with ornamental planting.'*

Ecology:

26. An up-to-date Bat Survey has been submitted which concluded that no evidence of bats roosting was found and that the proposed works can proceed without any further bat surveys. The results are consistent with surveys carried out in 2012, 2016 and 2019 for previous planning applications.
27. A Biodiversity Net Gain Statement and Metric has been submitted which shows that 10% net gain on site can be achieved. This is secured by the condition set out at paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.

Archaeology:

28. There are potential archaeological implications associated with this application as this is a reasonably substantial development within an area of archaeological potential. The Historic Environment Records show find spots of Prehistoric, Roman and Medieval date, recorded during the East Berkshire Archaeological Survey. Although little excavation has been undertaken in the vicinity of the proposal site, the find spots indicate there to be potential for unknown archaeological remains within this area. As such they have advised that condition 13 is recommended to mitigate potential archaeological impacts.

Sustainable Design/Construction:

29. Policy CC04 of the MDD Local Plan states that all new non-residential proposals of more than 100 sqm gross floor space shall at least achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent. Policy CC05 of the MDD Local Plan states that development for non-residential proposals of more than 1,000 sqm gross floorspace or above must deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology.
30. A Sustainability & Energy Statement has been submitted with the application which states the building can align with the principles of BREEAM rating of 'Very Good'. Sustainable design measures incorporated include passive heating and cooling and Air Source Heat Pumps. It is considered that appropriate sustainable design measure can be secured by recommended condition 14.

Employment Skills:

31. An Employment Skills Plan is required by policy TB12 because it is Major Application. Given the quantum of development, the ESP should secure 1 Job created to be either a job post or an apprenticeship and this may be carried out either during the construction period or after construction is complete as part of normal business activity. They must also carry out the 3 community skills support activities in addition to this. This will be secured by a legal agreement.

Conclusion:

32. The proposed increase in built form is acceptable and would not substantial harm the openness of the Green Belt. The proposal will have a low profile and situated behind the main building on the site, resulting in an acceptable impact on the character and appearance of the area.
33. Sufficient parking is provided on site, and the existing access is suitable to facilitate the increase in commercial floor space. The proposed development has an acceptable impact on neighbouring dwellings and the Environmental Health Officer raises no objection. The proposed application would also have a satisfactory impact with regard to flooding & drainage, ecology and archaeology.
34. The applicant, GTO, restores classic cars and this use is well established. The proposal would result in economic and employment benefits and is supported by the councils Economic Development Team.
35. Overall, the proposal will have an acceptable impact on the openness of the Green Belt and is not inappropriate development. The development is considered acceptable in all other respects subject to conditions 1 – 14 and a legal agreement securing an Employment Skills Plan.

The Public Sector Equality Duty (Equality Act 2010)
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<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular</i>
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planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives or Reasons for refusal

APPROVAL subject to the following conditions and informatives:

Time Limit

1. 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).

Approved Plans

2. The plans hereby approved are:

Location Plan 5024150 - RDG - XX - ST - D - A – 001000 Rev P01
Proposed Site Plan 5024150 - RDG - XX - ST - D - A – 001021 Rev P02
Proposed Elevations Sheet 1 5024150 - RDG - XX - ZZ - D - A – 221011 Rev P01
Proposed Elevations Sheet 2 5024150 - RDG - XX - ZZ - D - A – 221012 Rev P01
Proposed Sections 5024150 - RDG - XX - ZZ - D - A – 201012 Rev P01
Proposed GF Plan 5024150 - RDG - XX - 00 - D - A – 001041 Rev P01
Proposed Level 01 5024150 - RDG - XX - 01 - D - A – 001042 Rev P01
Roof Plan 5024150 - RDG - XX - R1 - D - A – 001045 Rev P01

Received by the Local Planning Authority on 25.02.2025.

Reason: for the avoidance of doubt.

Material samples/details

3. Before the development 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.
Reason: To ensure that the external appearance of the building is satisfactory.

Scheme for landscaping

4. 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: To ensure adequate planting in the interests of visual amenity. Relevant

Tree protection details

5. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.
- b) No development (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) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- c) 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 Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme 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 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.

Drainage

6. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and

- the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
 - iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off.

Ecology

7. The development hereby approved shall not be occupied until a report detailing the lighting scheme and how this will not adversely affect wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices: A layout plan with beam orientation
- a. A schedule of equipment
 - b. Measures to avoid glare
 - c. An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.
 - d. The approved lighting plan shall thereafter be implemented as agreed.
- Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF.

Parking and turning space to be provided

8. 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.

Cycle parking to be provided

9. 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: To promote sustainable transport.

Travel Plan

10. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic

review. The travel plan shall be fully implemented, maintained and reviewed as so approved.

Reason: To promote sustainable transport and minimise the impact of additional vehicle movements.

Environmental Health

11. No development shall take place until details of a scheme (Construction Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of rats and other vermin
- (iii) the control of surface water run-off
- (iv) the proposed method of piling for foundations (if any)
- (v) proposed construction and demolition working hours
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.

The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenities of the area.

Removal of temporary structure

12. The building hereby approved shall not be occupied for any use until the existing buildings and temporary structure on the site have been removed and/or demolished as numbered 7, 8 and 9 on plan ref: 5024150 - RDG - XX - ST - D - A – 001020.

Reason: To ensure the proposal is appropriate development within the Green Belt.

Archaeology

13. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site lies within an area of archaeological potential; the Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains accordance with national and local planning policy.

Sustainable Design and Construction

14. Prior to the commencement of development a scheme demonstrating a 10% reduction in carbon emissions through the use of low carbon and/or renewable technology shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: to mitigate climate change and contribute to sustainable development.

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. 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. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cilprocesses/>.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
3. The requisite Travel plan would need to comply with the latest national and local guidance:
 - 1) NPPF Section 9 (Sustainable Transport)
 - 2) The Essential Guide to Travel Planning (DfT, March 2008)
 - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - 4) A Guide on Travel Plans for Developers (DfT)
 - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>
 WBC Transport Plan 3 and Active Travel Plan 2011 – 2026
 WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.
4. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist 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.
5. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [insert when signed], the obligations in which relate to this development.



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.



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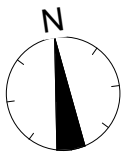
SITE PARKING PROPOSED	
Family	Count
RS_Standard Parking Space	59
Grand total: 59	

SITE ATTRIBUTES KEY

- 1 MAIN ENTRANCE
- 2 TENNIS COURT - PLANTING TO NORTHERN PERIMETER
- 3 WIDEN ACCESS ROAD AND GATE TO GTO HOUSE CAR PARK ENTRANCE
- 4 LANDSCAPING AND PLANTING TO PERIMETER OF CLIENT CAR PARK
- 5 GTO HOUSE
- 6 LANDSCAPED GARDEN WITH POND AND NEW PLANTING
- 7 NEW WORKSHOP BUILDING
- 8 NEW HARDSTANDING TO AREA OF REMOVED OUTBUILDING
- 10 LANDSCAPING WITH PICKET FENCING TO AREA SURROUNDING BRICK BUILDING
- 11 MACHINE SHOP BUILDING
- 12 TIMBER SHED
- 13 BRICK SHED
- 14 YARD
- 15 PLANTING TO EXISTING GREEN SPACE FOR BNG - REFER TO BNG CALCULATIONS
- 16 RELOCATION OF WASTE STORAGE AREA TO NORTH EAST OF SITE
- 17 WASH GRATE
- 18 GAS TANK
- 19 PREVIOUS GREENHOUSE FOOTPRINT AND REMAINS
- 20 SECONDARY ACCESS - INFREQUENT USAGE

LEGEND

- OWNERSHIP BOUNDARY
- PLANNING BOUNDARY
- BUILDING FOOTPRINT
- EXISTING GREEN AREAS / SOFT LANDSCAPING
- PROPOSED GREEN AREAS / SOFT LANDSCAPING
- ROAD / HARDSTANDING
- EXISTING TREES
- EXISTING FENCE
- PROPOSED DEMOLISHED
- PROPOSED TREE INDICATIVE - LOCATIONS TCB FOLLOWING CONSULTATION WITH ARBORICULTURALIST & LANDSCAPE ARCHITECT
- PROPOSED AREA OF PLANTING FOR BNG INDICATIVE - TCB BY ECOLOGISTS & LANDSCAPE ARCHITECT
- ROOT PROTECTION AREAS - SEE TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT 24/11/22&NH



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NOTE:

THIS DRAWING INFORMATION PRESENTED IS BASED UPON OS SURVEY DATA AND TOPO SURVEY 14951CV-01-06.

P02 BUILDING LOCATION UPDATED FOR PLANNING	13/02/2025	EH	AM
P01 ISSUED FOR PLANNING	17/12/2024	EH	AM
REV DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



RIDGE PROJECT No: 5024150

CLIENT:



IN ASSOCIATION WITH:

PROJECT:
GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED SITE PLAN - PLANNING

DRAWN BY:		EH		CHECKED BY:		AM		APPROVED BY:		AM	
SCALE:		As indicated @ A1				DATE:		13/02/2025			
STATUS:		DESCRIPTION:									
S2		SUITABLE FOR INFORMATION									
DRAWING No: 5024150 - RDG - XX - ST - D - A - 001021											
PROJECT:		ORIGINATOR:		FUNCTION:		SPATIAL:		DISCIPLINE:		NUMBER:	
5024150		RDG		XX		ST		D		A 001021	
P02											

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3 SOUTH ELEVATION - PROPOSED

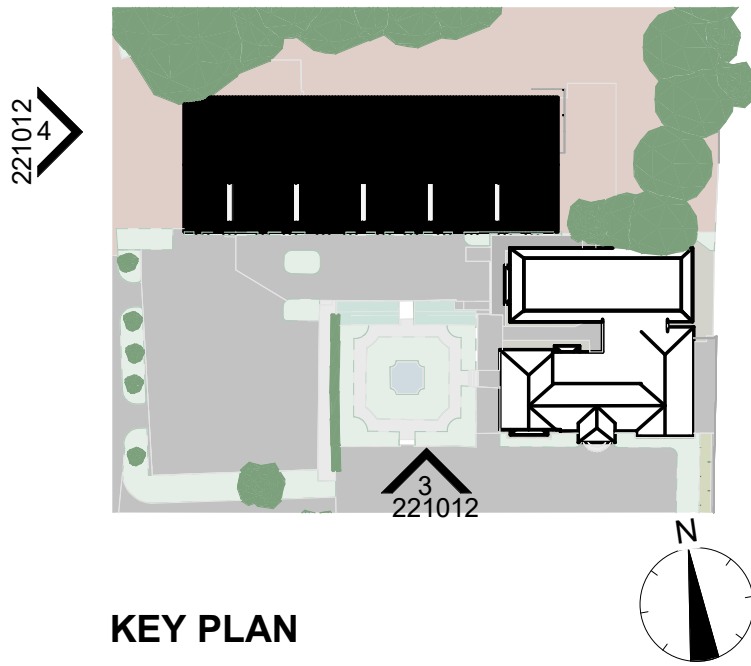
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KEY PLAN



4 WEST ELEVATION - PROPOSED

1 : 100

P01 ISSUED FOR PLANNING

17/12/2024 EH AM

REV DESCRIPTION DATE BY CHKD

ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5024150

CLIENT:

GTO
ENGINEERING

IN ASSOCIATION WITH:

PROJECT:

GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED ELEVATIONS SHEET 2 - PLANNING

DRAWN BY: EH CHECKED BY: AM APPROVED BY: AM

SCALE: As indicated @ A1 DATE: 17/12/2024

STATUS: S2
DESCRIPTION: SUITABLE FOR INFORMATION

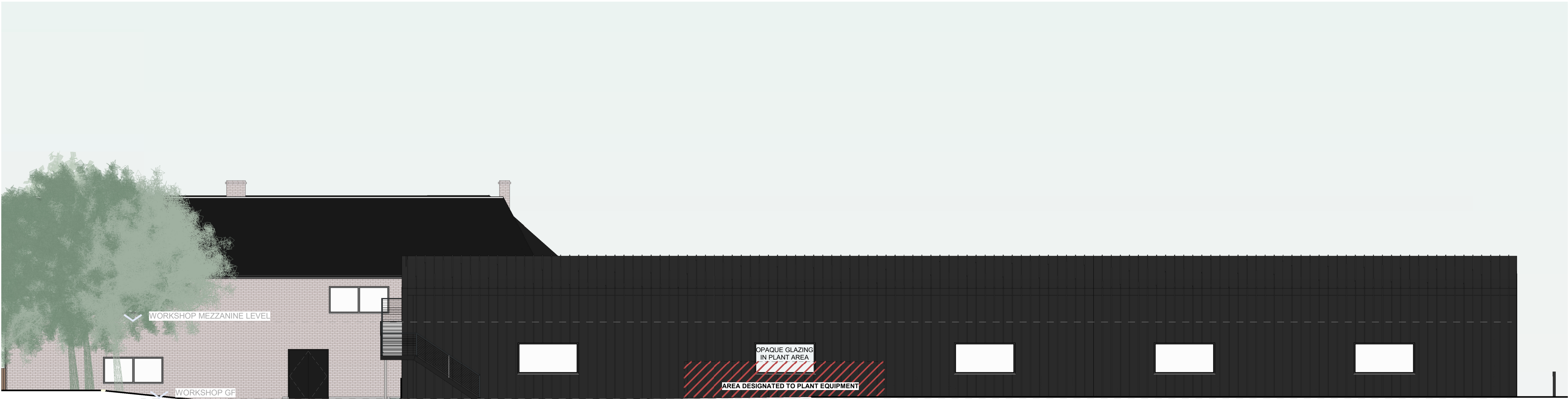
DRAWING No: 5024150 - RDG - XX - ZZ - D - A - 221012

PROJECT: ORIGINATOR: FUNCTION: SPATIAL: FORM: DISCIPLINE: NUMBER: REV:

5024150 RDG XX ZZ D A 221012 P01



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1 NORTH ELEVATION - PROPOSED

1 : 100



2 EAST ELEVATION - PROPOSED

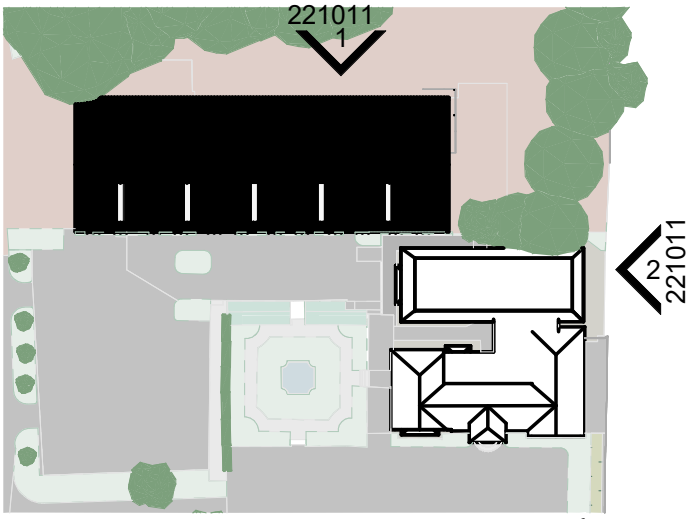
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DISCLAIMER NOTES:

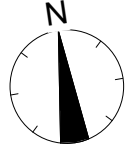
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KEY PLAN



P01	ISSUED FOR PLANNING	17/12/2024	EH	AM
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



RIDGE PROJECT No: 5024150

CLIENT:



IN ASSOCIATION WITH:

PROJECT:
GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED ELEVATIONS SHEET 1 - PLANNING

DRAWN BY: EH CHECKED BY: AM APPROVED BY: AM

SCALE: As indicated @ A1 DATE: 17/12/2024

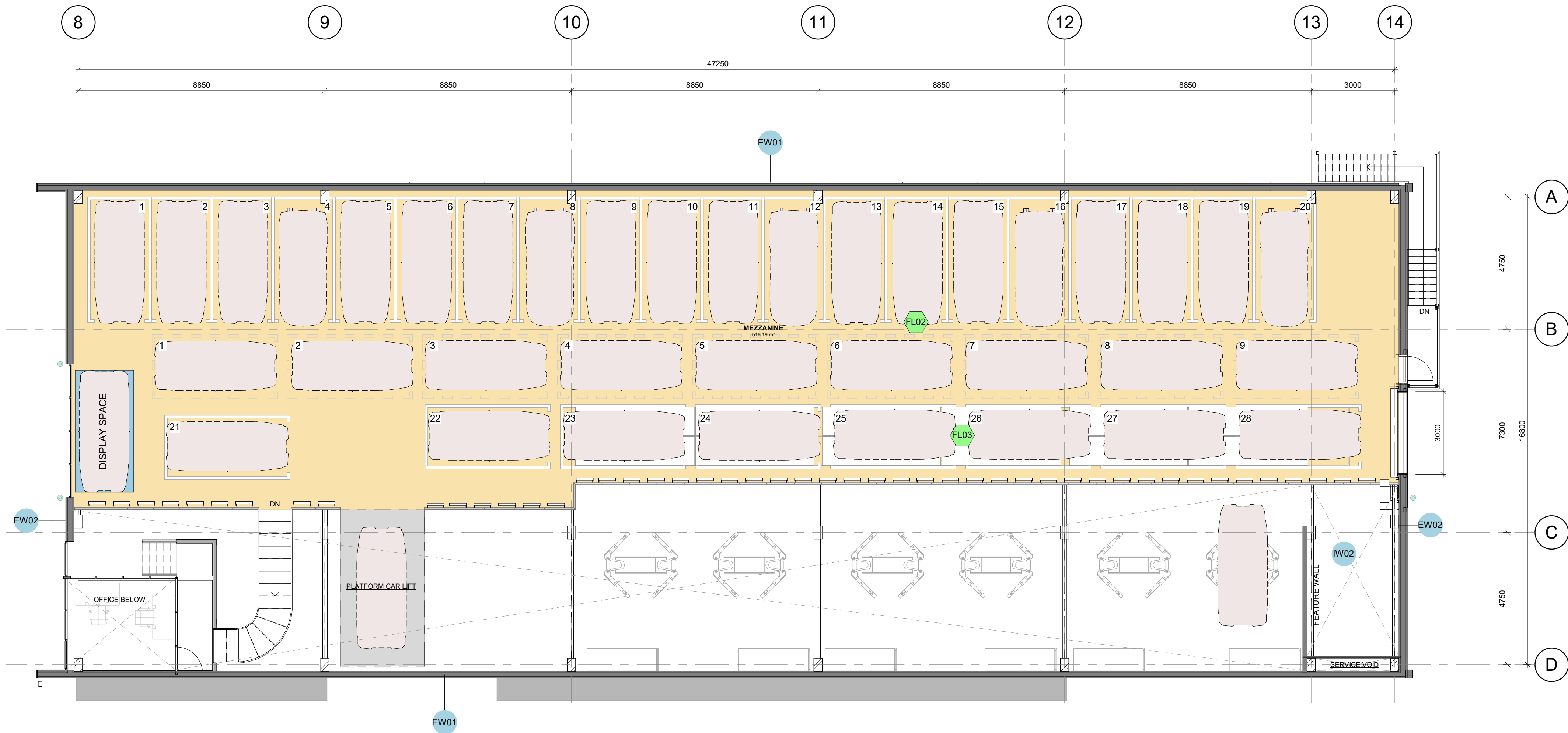
STATUS: S2 DESCRIPTION: SUITABLE FOR INFORMATION

DRAWING No: 5024150 - RDG - XX - ZZ - D - A - 221011

PROJECT: 5024150 ORIGINATOR: RDG FUNCTION: XX SPATIAL: ZZ FORM: D DISCIPLINE: A NUMBER: 221011 REV: P01



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DEPARTMENT KEY

- WORKSHOP
- OFFICE
- STORAGE
- MEZZENINE

PROPOSED MEZZANINE AREAS	
Name	Area
MEZZANINE	516.19 m²
Grand total: 1	516.19 m²

MEZZANINE STORAGE PARKING BAYS	
Type	Count
MAX CAPACITY PARKING STORAGE BAY	9
STORAGE BAY	28
Grand total: 37	

EQUIPMENT SCHEDULE

FFF XXX	EQUIPMENT TAG
001	VEHICLE RAMP
002	STORAGE RACKING
003	PLATFORM CAR LIFT
004	BOLLARD

FLOOR TYPES SCHEDULE

FLXX	FLOOR TAG
FL01	CONCRETE FLOOR WITH EPOXY RESIN FINISH
FL02	POLISHED CONCRETE
FL03	STRUCTURAL GLASS FLOOR 50m³

WALL TYPES SCHEDULE

XW.XX	WALL TAG
EW01	STANDING SEAM BACK SINUSOIDAL CLADDING INSULATION CORRUGATED METAL INTERNAL CLADDING
EW02	BRICK WALL
EW03	COWLING WALL STANDING SEAM BACK SINUSOIDAL CLADDING CONTRASTING INTERNAL CLADDING
EW04	BRISE SOLEIL (SOLAR SHADING)
EW05	GLAZED CURTAIN WALL
IW01	INTERNAL GLAZED CURTAIN WALL
IW02	LED LIT PERFORATED METAL FEATURE WALL
IW03	STEEL FRAME PARTITION WALL

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NOTE:

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GTO HOUSE INTERNAL WALLS NOT VERIFIED VIA SURVEY.



P01 ISSUED FOR PLANNING	17/12/2024	EH	AM
REV DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



RIDGE PROJECT No: 5024150

CLIENT:



IN ASSOCIATION WITH:

PROJECT:
GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED LEVEL 01 GA PLAN - PLANNING

DRAWN BY: EH CHECKED BY: AM APPROVED BY: AM

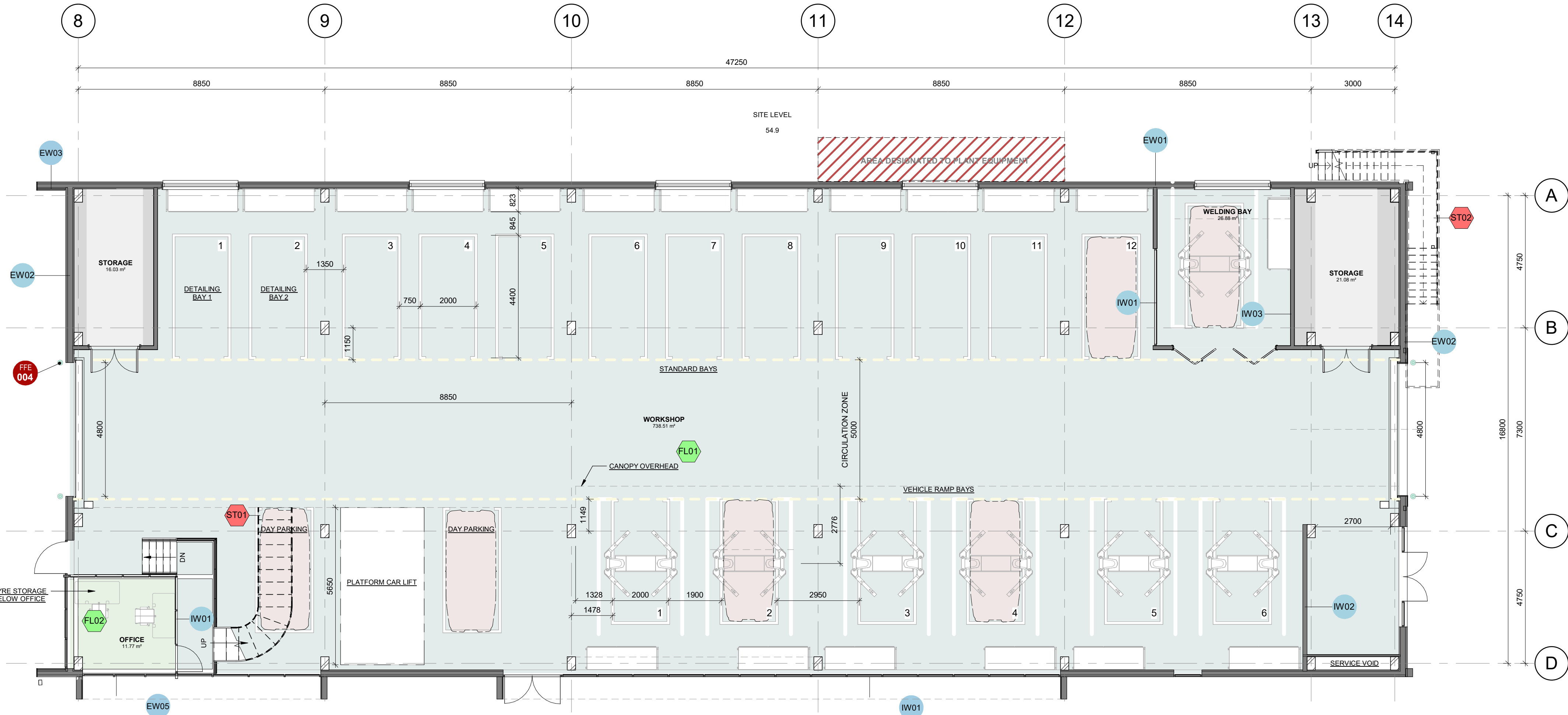
SCALE: As indicated @ A1 DATE: 17/12/2024

STATUS: S2 DESCRIPTION: SUITABLE FOR INFORMATION

DRAWING No: 5024150 - RDG - XX - 01 - D - A - 001042

PROJECT: ORIGINATOR: FUNCTION: SPATIAL: FORM: DISCIPLINE: NUMBER: REV: 5024150 RDG XX 01 D A 001042 P01

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DEPARTMENT KEY

- WORKSHOP
- OFFICE
- STORAGE
- MEZZENINE

NEW HANDSTANDING TO AREA OF REMOVED OUTBUILDING

GTO HOUSE

WORKSHOP GF PROPOSED AREAS	
Name	Area
OFFICE	11.77 m ²
STORAGE	37.11 m ²
WELDING BAY	26.88 m ²
WORKSHOP	738.51 m ²
Grand total: 13	814.27 m ²

WORKSHOP PARKING BAYS	
Type	Count
WORKSHOP STANDARD BAY	15
WORKSHOP VEHICLE RAMP BAY	6
Grand total: 21	

EQUIPMENT SCHEDULE

FFE XXX	EQUIPMENT TAG
001	VEHICLE RAMP
002	STORAGE RACKING
003	PLATFORM CAR LIFT
004	BOLLARD

FLOOR TYPES SCHEDULE

FLXX	FLOOR TAG
FL01	CONCRETE FLOOR WITH EPOXY RESIN FINISH
FL02	POLISHED CONCRETE
FL03	STRUCTURAL GLASS FLOOR 50m ²

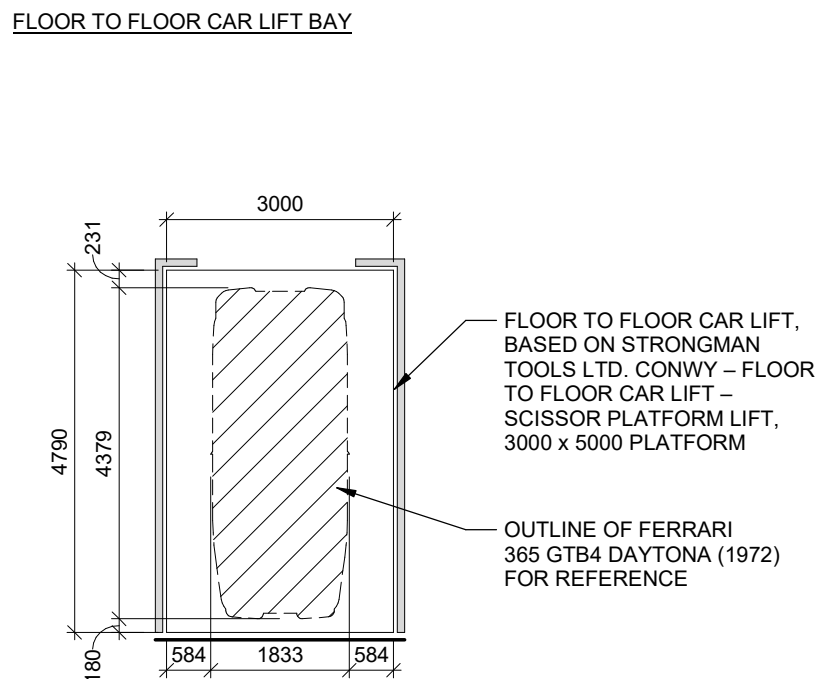
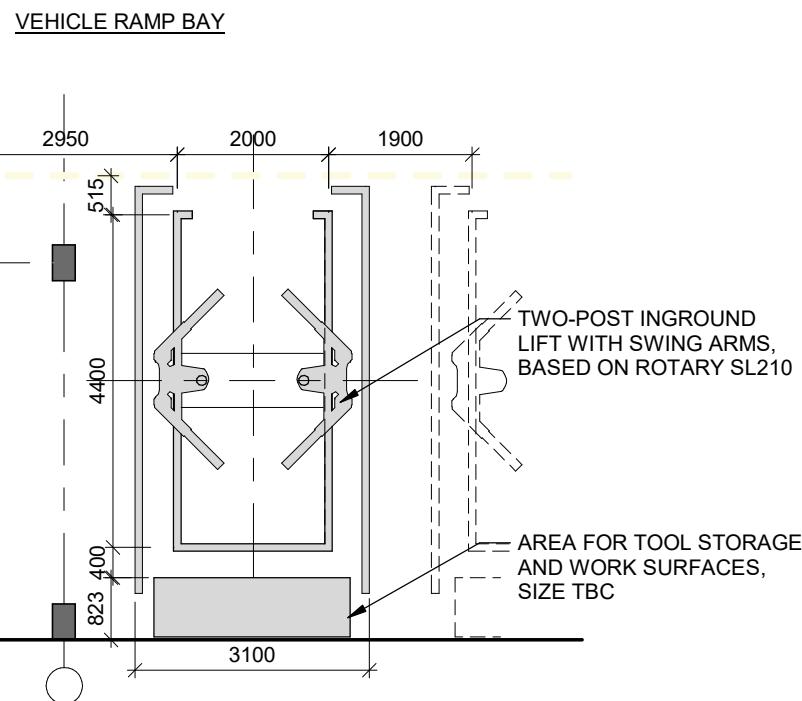
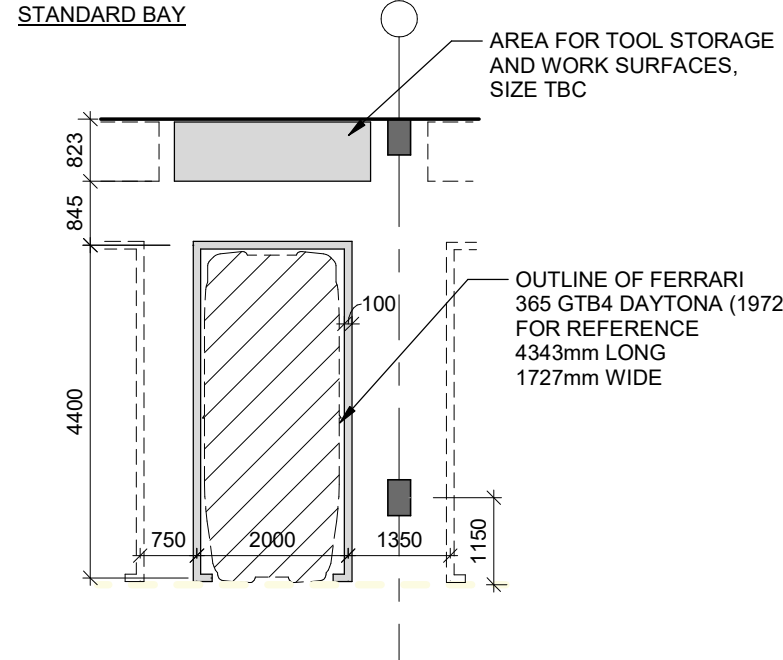
WALL TYPES SCHEDULE

XW.XX	WALL TAG
EW01	STANDING SEAM BACK SINUSOIDAL CLADDING INSULATION CORRUGATED METAL INTERNAL CLADDING
EW02	BRICK WALL
EW03	COWLING WALL STANDING SEAM BACK SINUSOIDAL CLADDING CONTRASTING INTERNAL CLADDING
EW04	BRISE SOLEIL (SOLAR SHADING)
EW05	GLAZED CURTAIN WALL
IW01	INTERNAL GLAZED CURTAIN WALL
IW02	LED LIT PERFORATED METAL FEATURE WALL
IW03	STEEL FRAME PARTITION WALL

STAIR TYPES SCHEDULE

STXX	FLOOR TAG
ST01	STAIRCASE - ACCESS BETWEEN WORKSHOP FLOOR, OFFICE & MEZZANINE LEVELS.
ST02	STANDARD EXTERNAL EGRESS STAIR DESIGNED TO COMPLY WITH PART B & PART K.

WORKSHOP BAY DIMENSIONS



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P01 ISSUED FOR PLANNING	17/12/2024	EH	AM
REV DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



RIDGE PROJECT No: 5024150

CLIENT:



IN ASSOCIATION WITH:

PROJECT:
GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED GF GA PLAN - PLANNING

DRAWN BY: EH CHECKED BY: AM APPROVED BY: AM

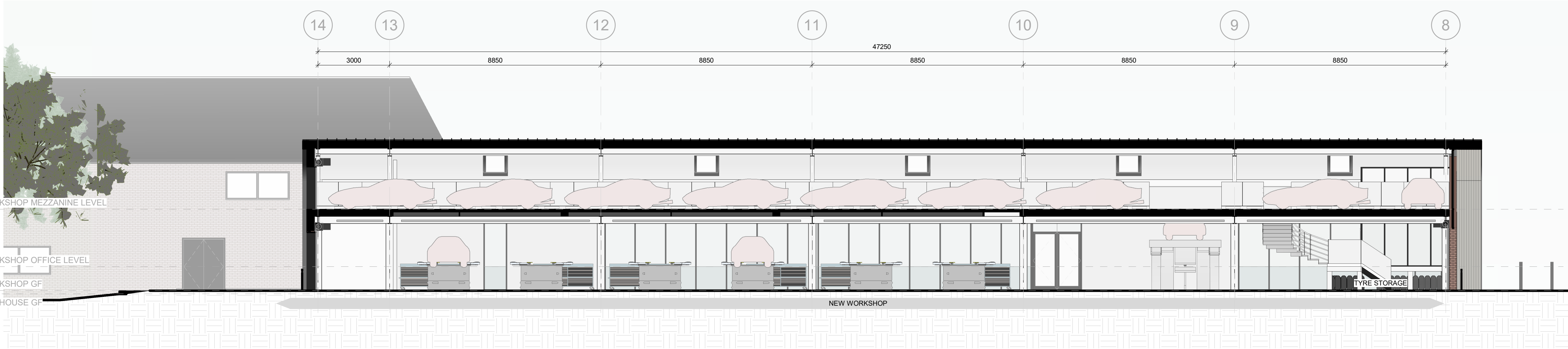
SCALE: As indicated @ A1 DATE: 17/12/2024

STATUS: S2 DESCRIPTION: SUITABLE FOR INFORMATION

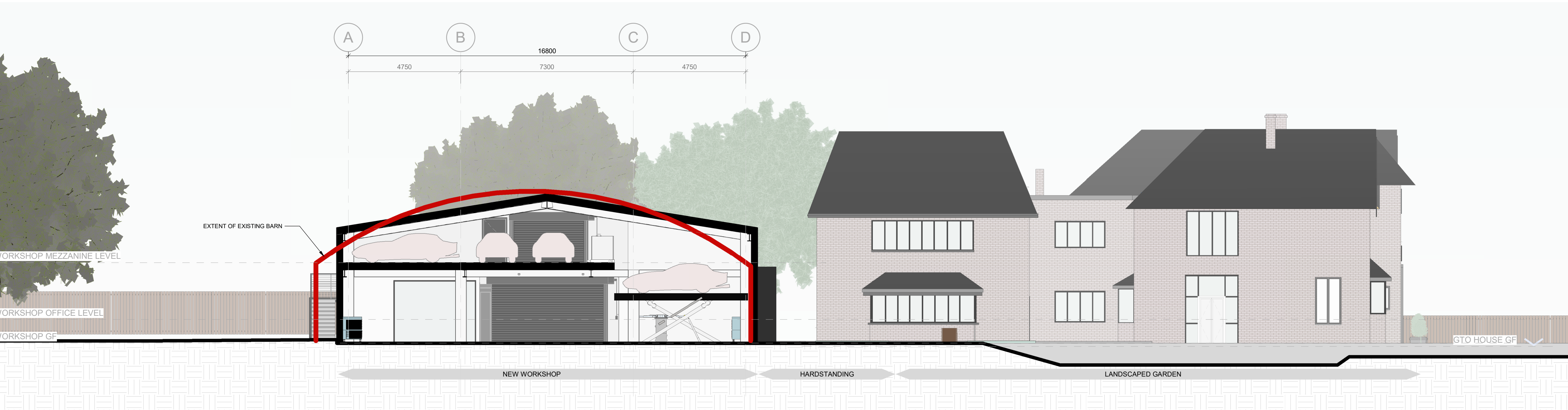
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PROJECT: ORIGINATOR FUNCTION: SPATIAL: FORM DISCIPLINE: NUMBER: REV: 5024150 RDG XX 00 D A 001041 P01

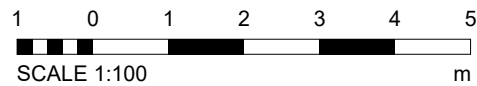
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1 SECTION 1 - PROPOSED
1 : 100



2 SECTION 2 - PROPOSED
1 : 100

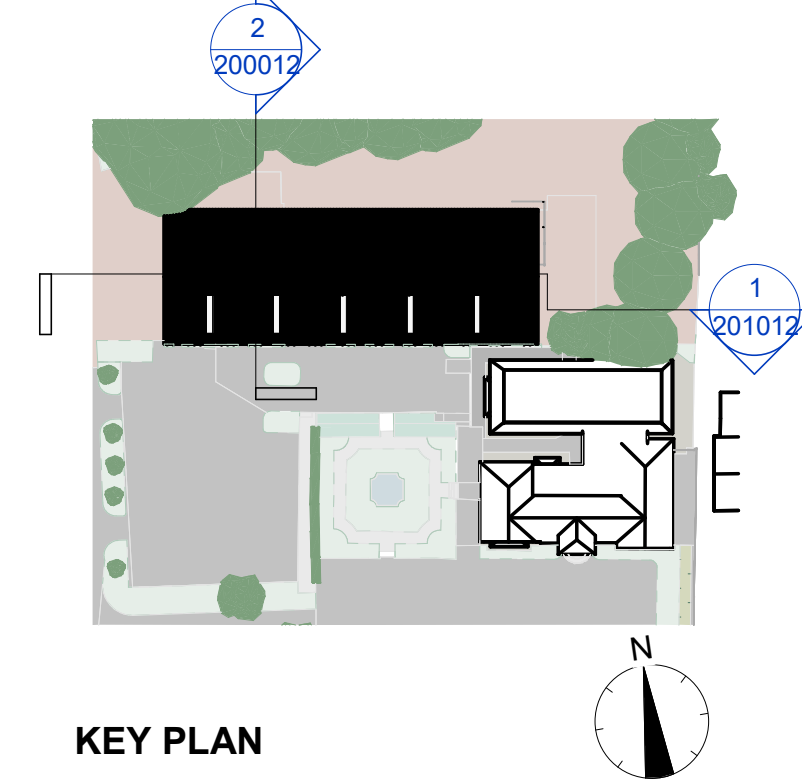


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KEY PLAN

P01 ISSUED FOR PLANNING	17/12/2024	EH	AM
REV DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5024150

CLIENT:

GTO ENGINEERING

IN ASSOCIATION WITH:

PROJECT:

GTO ENGINEERING - FERRARI WORKSHOP

TITLE:

PROPOSED SECTIONS - PLANNING

DRAWN BY:	EH	CHECKED BY:	AM	APPROVED BY:	AM
SCALE:	As indicated @ A1	DATE:	17/12/2024		
STATUS:	S2	DESCRIPTION:	SUITABLE FOR INFORMATION		
DRAWING No:	5024150 - RDG - XX - ZZ - D - A - 201012				
PROJECT:	ORIGINATOR FUNCTION:	SPATIAL:	FORM:	DISCIPLINE:	NUMBER:
5024150	RDG	XX	ZZ	D	A
					201012
					P01

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