

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 October 2025

Application Number: 251758

Location: 145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Proposal: Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 24F1427102, 24F1427103, 24F1427LP, 24F1427100, 24F1427101, and 24F1427104 received by the local planning authority on 22/07/2025 and 07/08/2025. 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.

Condition 1 now reads:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of permission ref: 240972.

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).

Condition 5 now reads:

Protection of trees a) No development or other operations shall take place except in complete accordance with the BS:5837 BS5837 Arboricultural Report AIA/AMS PRO 1047 Rev C [By Merewood Arboricultural Consultancy Service, dated: August 2025]

August 2024 and Tree Protection Plan REV D (hereinafter referred to as the Approved Scheme).

b) 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 Approved Scheme are in place 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 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

Condition 6 now reads:

Landscaping - Planting shall be carried out in accordance with the landscape details as shown on the PRI24519-11 REV E received by the local planning authority on 07/08/2025, 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).

Newly inserted condition 9 reads:

The proposed works are to be carried out in full accordance with mitigation measures and Biodiversity Enhancements in Section 7.0 and Section 9 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment Report [By aLyne Ecology, dated: March 2024 and the Supplementary Protected Species

Report [By The Ash Partnership, dated: May 2024) unless otherwise approved in writing by the Council.

Reason: To ensure that birds, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF section 15: Conserving and enhancing the natural environment.

All other conditions of planning permission 240972 apply to this planning permission, viz:

1. See above

2. See above.

3. External materials - 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. Relevant policy: Core Strategy policies CP1 and CP3.

4. Drainage Details - No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is 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.

5. See above.

6. See above.

7. Lighting Scheme - Prior to the occupation of the development, an external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall show how and where existing and proposed biodiversity-sensitive external lighting will, through the provision of appropriate contour plans and technical specifications, clearly demonstrate that any external areas to be lit will not disturb or negatively impact biodiversity in accordance with guidance provided by the Guidance Note 08/18: Bats and Artificial Lighting in the UK – Bats and the Built Environment Series (Bat Conservation Trust, 2018) and the Lighting Mitigation measures contained in the Protected Species Survey [The Ash Partnership, May 2024] All external lighting shall be installed and maintained in accordance with the approved

scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that bats, a protected and priority species are not adversely affected by the proposals.

8. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. See above.

Recommendation and conditions/reasons agreed: *MC*

Date: 16.10.2025

REMEMBER - The earliest date for a decision on this application is: **13 September 2025**