

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251223

Location: 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Proposal: Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.

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:

431.P.05.A - Site Layout

Received 20th August 2025

431.P.07 - First Floor Plan

431.P.08 - Roof Plan

431.P.09 - Front/ East Elevation

431.P.10 - Side/ North Elevation

431.P11 - Rear/ West Elevation

431.P11.A - Side/ South Elevation

Received 27th May 2025

431.P.06A - Ground Floor Plan

Received 10th July 2025

Materials schedule reference 431.MP.01.07.25 v1.0, prepared by Opus Architecture and Design

Received 1st July 2025

Arboricultural Report including a Tree Protection Plan by Mark Welby Consulting Arborists, Ref. MW.2412.NLF.AIA, dated 29th July 2025

Received 11th August 2025

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

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. Materials

The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans and in the materials schedule reference 431.MP.01.07.25 v1.0, prepared by Opus Architecture and Design.

Reason: To ensure the development is of a high visual quality in accordance with policy CP3 of the Core Strategy and the Borough Design Guide SPD (2012).

4. Self-Build

Self-build scheme

The dwelling hereby permitted shall be built as a self-build or custom-build home as defined in the Self-build and Custom Housebuilding Act 2015 (as amended). Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the dwelling will meet the definition of self-build or custom-build housing. The scheme shall include: a) Details confirming that the initial occupier will have primary input into the design and layout of the dwelling; b) A timetable for construction and occupation; c) Evidence of legal or financial interest in the plot by the intended self-builder or custom builder. The development shall be carried out in accordance with the approved scheme, and the dwelling shall not be occupied other than by the person(s) identified in the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the dwelling is delivered as a self-build or custom-build home in accordance with national policy and the Self-build and Custom Housebuilding Act 2015 (as amended), and to ensure eligibility for exemption from the biodiversity net gain requirements under Schedule 7A of the Town and Country Planning Act 1990.

5. Biodiversity Enhancements

No development shall commence above foundation level until details and locations of biodiversity enhancements to include:

- Nest boxes
- Bat boxes
- Insect boxes/ bee bricks
- Pollinator nest sites
- Planting of wildflower

The biodiversity enhancements as approved shall be implemented prior to first occupation of the development and maintained for the lifetime of the development.

Reason: To protect biodiversity in and around developments and maintain wildlife including protected species. Relevant policy: Core Strategy policy CP7 and Managing Development Delivery Local Plan policies TB23 and CC03.

6. Future Homes Standard

The dwelling(s) shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.

Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations. 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 policy CC04.

7. Water Standards

Prior to the commencement of development, details of how the dwelling shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

8. 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. Hard landscape details such as paving, other hard surfacing and fencing will also need to be submitted.

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.

9. Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its 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.

10. Protection of trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Report including a Tree Protection Plan by Mark Welby Consulting Arborists, Ref.

MW.2412.NLF.AIA, dated 29th July 2025 (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.

11. Foundation design

No development or other operations shall take place until a no-dig foundation design for the garage as referenced in the Arboricultural Report hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The garage is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

12. Drainage

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) BRE 365 test results demonstrating that infiltration is achievable.
- 2) Full calculations demonstrating the performance of soakaways.
- 3) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 4) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 5) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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 (2023) 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.

13. Demolition required

No development shall take place on the site until the existing structures shown to be demolished on the approved plan have been so demolished.

Reason: In the interests of the amenity of the countryside. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

14. Removal of demolished materials

All materials arising from the demolition of buildings on the site shall be permanently removed from the site.

Reason: In the interests of the amenity of the countryside. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

15. Obscure glazing

Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted and shall be permanently so-retained, and shall remain fixed closed at all times.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

16. Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the northern side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

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.

4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. 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.

6. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant 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.

7. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

8. 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.

Recommendation and conditions/reasons agreed:



Date: 26/08/25

REMEMBER - The earliest date for a decision on this application is: **17 June 2025**