

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 November 2025

Application Number: 251821

Location: 67 Ellis Road, Crowthorne, Wokingham, RG45 6PP

Proposal: Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.

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 25/15/04, 25/15/05 B, 25/15/06, 25/15/07 & 25/15/08 received by the local planning authority on 29/07/25 & 06/10/25. 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. The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

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

4. Obscure glazing - The first floor en-suite window in the front elevation, the first floor bathroom window in the rear elevation and the second floor shower room in the rear elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

5. 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

6. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

7. Prior to the commencement of development full details of the schedule of biodiversity enhancements, to include incorporation of bird boxes, Habitat bat bricks

or tubes integrated into the new buildings and native and wildlife friendly landscaping and a timetable for implementation shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be implemented and maintained as approved. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that biodiversity enhancements area incorporated in accordance with paragraph 187 of the NPPF Relevant policy: Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy around TB23.

8. 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) Calculations indicating the existing runoff rate from the site. 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration. 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 5) Simulation files (mdx, pfd, sws or iddx) for auditing.
- 6) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 7) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- 8) A description of how the proposed development will deal with surface water overland flows.
- 9) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 10) 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.
- 11) 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.

9. Construction Working Hours- No construction or demolition work, or deliveries to and from the site, shall take place outside the following hours:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No work or deliveries on Sundays or Public Holidays

Reason: To protect the amenity of nearby residential occupiers during the demolition and construction phases, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the Managing Development Delivery Local Plan (MDD

Local Plan), and the provisions of paragraph 185 of the National Planning Policy Framework (NPPF), which seek to prevent adverse noise and disturbance impacts from development.

10. Dust and Noise Control During Construction- The developer shall ensure that best practicable means are employed to minimise dust, noise, and vibration emissions during demolition and construction, in accordance with relevant guidance (such as BS 5228 and the Control of Pollution Act 1974).

Reason: To prevent unacceptable impacts on air quality and noise levels affecting neighbouring properties, thereby protecting residential amenity and ensuring compliance with Policy CP3 (General Principles for Development) and Policy TB21 (Landscape Character and Amenities) of the Wokingham Development Plan, and paragraph 185 of the NPPF.

11. Unexpected Contamination- If, during development, contamination not previously identified is found to be present at the site, no further development (unless agreed otherwise in writing with the Local Planning Authority) shall be carried out until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination discovered during development is properly assessed and remediated to prevent risk to human health or the environment, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the MDD Local Plan, and paragraph 183 of the NPPF.

Informatives

1. 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.

2. 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.

3. 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.

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. 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.

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 for protected species required under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site

Recommendation and conditions/reasons agreed:



Date: 19 November 2025

REMEMBER - The earliest date for a decision on this application is: **21 October 2025**