

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



Expiry Date: 2 December 2025

Application Number: 252363

Location: Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR

Proposal: Application to vary conditions 2 and 3 of planning consent 242773 for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings. Condition 2 refers to approved details, condition 3 to external materials and the variation is to allow changes to fenestration and roof materials.

Recommendation: Approve

Conditions and/or Reasons

Condition 1 now reads:

Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of permission ref: 242773.

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 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 23-104-13A, 23-104-10B, 23- 104-12A and 23-104-11A received by the local planning authority on 01/10/2025. 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 3 reads:

External Materials – The external materials are to be implemented in accordance with the External Material Schedule, as discharged under planning application 250924.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3

Condition 4 reads:

Drainage Details – The drainage system for the site is to be carried out in accordance with the Ground Works Layout Plan (dwg 24-104-22D) as discharged under planning application 250924.

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.

All other conditions of planning permission 242773 apply to this planning permission, except where updated to reflect any subsequent discharge or commencement of development viz:

1. See above.

Reason: See above

2. See above.

Reason: See above

3. See above.

Reason: See above

4. See above.

Reason: See above

5. Protection of trees - a) No development or other operations shall take place except in complete accordance with the BS:5837 BS5837 [Bucks Plant Care Ltd, dated 21 November 2024, ref: Ref BPC 21309] and accompanying Tree Protection Plan (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

6. Great Crested Newts - The development hereby approved shall be implemented strictly in accordance with the reasonable avoidance measures stated within the supporting document GCN Habitat Assessment (Report Ref: R2626 GCN a, John Wenman Ecological Consultancy LLP May 2024).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

7. 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

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 20.11.2025

REMEMBER - The earliest date for a decision on this application is: **29 October 2025**