

ITEM NO:

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
173097	12/13	Wargrave	Remenham, Wargrave & Ruscombe	Major

Applicant Mr R Dennis

Location Stowdes, Kenton Lane, Upper Culham **Postcode** RG10 8NU

Proposal Full application for the erection of 1no dwelling house.

Type Full
PS Category 7

Officer D Ray

FOR CONSIDERATION BY Planning Committee on 10th January 2018

REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is set partially within a Grade II* Registered Park and Garden known as Park Place Estate. The whole site, as acquired in 2007, comprised over 220ha, however has since been broken down in to various estates. The Park Place Estate comprises some 80ha and includes the Grade II Park Place Mansion. The remaining Estate has since been known as Conway Park estate.

To the north of the application site, a 25ha estate was created comprising house, grounds and river frontage which is now complete, this is known as Hamilton House and estate. A further consent was granted for another substantial house called 'Malmesbury', however the permission subsequently lapsed and planning permission was granted for the development of a polo pitch. The ownership of this area was brought back in to the original Park Place Estate and is now in single ownership.

Previous consents for dwellings in the location of this proposal have been known as Conway, however this particular phase of development is now known as Stowdes due to Richard de la Stowde and his family having first created the estate in the mid-13th Century. The site has now been purchased by a private owner.

Ultimately through the purchase of this land and the desire to develop the site as a single dwelling for their use as a private family estate is exactly the intention of the original Outline Consent in 2008 that allowed permission for a number of dwellings within the Park Place estate as a trade off against the substantial amount of built form (modern buildings within the estate that were either associated with the former golf course that was present or modern residential in nature) within the Green Belt that had

a detrimental impact on the character and appearance of the historic estate and the openness and function of the Green Belt.

Overall, should planning consent be granted for this dwelling, the overall volume of built form within the Green Belt would be approximately 18,000 cubic metres less in volume, than prior to the Park Place project taking place.

The principle of development for a single dwelling is acceptable and in accordance with the agreed approach to the estate whereby the overall volume of built form within the estate has reduced. This approach was agreed as part of the Outline application in 2008, the requirement for the reduction in built form was a key principle when considering the introduction of new dwellings within the Estate.

There are no issues related to flooding, contamination or highways, although conditions shall be required for SUDS and highways.

The details submitted in relation to the impact of the development on ecology are expected to be acceptable, with a vast amount of information submitted, however the final details on the submission of a Landscape and Ecological Maintenance Plan are yet to be agreed.

The Council's Tree and Landscaping Section have not objected to the application with the submitted information demonstrating that the proposed dwelling and associated planting and formal gardens would not result in an overly dominant structure but instead blend in well with its surroundings and a large amount of new planting mitigating against the introduction of built form as well as enhancing the setting of the landscape as whole. The dwelling itself is a contemporary palladium influenced design 'is considered acceptable and in keeping with an 'estate-like' dwelling.

Subject to satisfactory comments being received from the Ecology Officer and the conditions included within the report the proposed development is considered acceptable.

PLANNING STATUS

- Area of Special Character
- Contaminated Land Zone
- Contaminated Land Consultation Zone
- Countryside
- Bridleways/Byways
- Greenbelt
- Groundwater Protection Zone
- Landfill Gas Consultation Zone
- Listed Building (Adjacent)
- Minerals Consultation Zone
- Registered Park and Garden
- Water Voles/Bats/Badger Consultation Zone
- Local Wildlife Site
- Wind Turbine Safeguarding Area

RECOMMENDATION

Subject to no objection being received from the Council's Ecologist, the application is recommended for APPROVAL subject to the following conditions and the completion of a S106 which links a number of ancillary applications to the main dwelling and ensure that any extant permissions that conflict with this application are not implemented:

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:

P-H-001-XX-003, P-H-001-XX-005, P-H-001-XX-010, P-H-001-XX-003, P-H-001-XX-020, P-H-001-XX-030, P-H-001-XX-040, P-H-001-XX-045, P-H-001-XX-050, P-H-001-XX-060, P-H-003-XX-010, P-H-003-XX-020, P-H-004-XX-010, P-H-004-XX-010, P-H-004-XX-020, P-H-004-XX-030, P-H-004-XX-040, P-H-007-XX-010 and 0002-PL1 received by the local planning authority on 20 October 2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. Materials

Before the development, with the exception of any works comprising the setting for the dwelling or the creation of foundations to ground slab level and below, hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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. 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. 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 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)

5. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives 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.

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. Landscape management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. Earth mounding and contouring

Prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so-retained.

Reason: 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

9. Archaeology

No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with the a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

10. SUDS

No construction 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:

- A drainage strategy plan for the proposed development, indicating the location of crates including pipe details with invert levels.
- A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.
- Details of the package treatment proposed and confirmation from the EA regarding the environmental permit.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

11. Permitted Development

Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule 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 buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area, Countryside, Green Belt and neighbouring amenities. Relevant policy: NPPF Section 9 (Protecting Green Belt

Land, Core Strategy policies CP1 and CP3 and CP11, CP12, and Managing Development Delivery Local Plan policy TB21 and TB01.

12. Lighting

Prior to their installation details of a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter.

Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB21.

13. Landscape and Ecological Maintenance Plan

Pending full response from the Council's Ecologist, however in the absence of the LEMP being agreed prior to determination, the following condition would be included:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management of options for achieving aims and objectives.
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully function biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

14. Hours of Work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

15. 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.

16. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

PLANNING HISTORY		
Application No.	Description	Decision
173098	Full application for the proposed erection of gatehouse with associated parking ancillary to Stowdes house	Pending
173100	Full application for the proposed erection of estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Stowdes estate	Pending
160131	Full application for the proposed erection of a replacement dwelling.	Approved
152499	Full application for the erection of 4no single storey staff units, together with a machinery shed/parking & associated estate management store/office to be ancillary to the proposed Stowdes Estate	Approved
153077	Full application for the proposed erection of 3no estate buildings to serve as estate management, security offices and stores with associated parking and alterations to access	Approved
VAR/2012/2564	Variation to condition 2 (approved drawing numbers) of reserved matters consent RM/2011/2275 to allow a change in design and layout of the dwelling.	Approved
RM/2011/2275	Reserved Matters application pursuant to Outline Planning Consent O/2008/1353 for the erection of one dwelling (access appearance landscaping layout and scale to be considered).	Approved

RM/2010/1237	Application for Reserved Matters on Outline consent O/2008/1353 for the erection of one Dwelling (Conway Park House). Matters to be considered are Access Appearance Landscaping Layout and Scale.	Approved
O/2008/1353	Outline application for the demolition of 8 dwellings and erection of 5 new dwellings. Change of use of 3 dwellings to form 2 boathouses and guest accommodation. Conversion of 2 dwellings to form 1 dwelling. Alterations to the barns and the bungalow to form a single residential unit plus alterations and extensions to existing buildings	Approved

CONSULTATION RESPONSES

WBC Ecology	Pending
WBC Highways	No objection subject to conditions
WBC Drainage	No objection subject to conditions
WBC Conservation	No objection
WBC Landscape and Trees	No objection subject to conditions
WBC Environmental Health	No objection
Historic England	No objection
Archaeology	No objection subject to condition

REPRESENTATIONS

Parish Council	No objection
Ward Member(s)	No objection/comments received.
Neighbours	None

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Development outside of settlement limits, including countryside
	CP12	Green Belt
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping

	CC04	Sustainable Design & Construction
	TB01	Development within the Green Belt
	TB21	Landscape Character
	TB23	Biodiversity
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
	WPSS	Wokingham Parking Standards Study Report October 2011

PLANNING ISSUES

Principle of Development:

The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan 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.

The application site is within the open countryside, within a Grade 2* Historic Park and Garden, within an Area of Special Landscape Importance and within the Metropolitan Green Belt. Notwithstanding this, the principle of development of a single dwelling in this location has already been established under the overarching masterplan for the site, O/2008/1353. Two Reserved Matters applications were subsequently submitted and approved for a single dwelling in the location of the current proposal which are unimplemented and no longer extant. More recently, planning permission was granted for another large single dwelling (160131), this consent remains extant however, the applicant has agreed to enter in to a S106 to ensure that their right to implement this permission is removed.

Development for new dwellings within the Green Belt is considered inappropriate within the definition of the Green Belt. Notwithstanding this, development for new dwellings may be acceptable where Very Special Circumstances outweigh the material harm caused by the development. In this instance, Very Special Circumstances have been found to exist due to the approach agreed within the masterplan for the estate as whole. The masterplan outlines the overall net loss in dwellings and built form across the estate, the removal of unsympathetic buildings and the restoration of the park land. The removal of these buildings has been secured under application O/2008/1253.

The location of the proposed dwelling has previously been appraised and is considered to be in a 'sensitive and exposed position' above the Thames Valley. However the principle of development has been considered acceptable previously and this remains the case; the specific design, placement and orientation of the building must be assessed in terms of its impact on the character of the area, the Registered Historic Park and Green Belt, as well as whether the volume proposed is within requirements and spirit of Outline Approval O/2008/1253 which agreed the parameters of the volume of proposed development across the site in relation to the level of volume of the buildings to be demolished. The current application varies from applications RM/2011/2275 and the subsequent variation as it is more modern in

appearance although, more understated than the grand monolithic flint house that was approved under 160131.

Traded Volume

With each of the applications made on the estate as a whole, an indicative table is provided demonstrating the traded volume of buildings altered or demolished against that of consented and proposed development. This approach was an accepted as an appropriate means of restoring the Estate and Registered Park whilst improving the built form within the Green Belt.

	Cubic Metres
Outline Development Total	52677
Additional Land Purchase Total	12994
Total Original Volume	65671
Minimum Acceptable Loss of Volume	-9970
Proposed Overall Volume	40043
Total Reduction in Volume against agreed loss	-18771

Following further purchases of buildings and land, enlarging the estate the total volume of buildings has increased since the original purchase of the estate, however the built form has been reduced overall through different proposals. The original volume of buildings prior to the restoration of the parkland, Park Place Mansion, Hamilton House mansion and structures associated with the Polo Pitch Development in the north of the site was some 65,671 cubic metres of built form (52677 with the original purchase and a further 12994 purchased later). The proposed mansion has a proposed volume of 10800 cubic metres, which is an increase in volume of 3009 cubic metres over the most recently approved scheme (application ref: 160131), however the proposed volume is still significantly lower than that of the 'pre-development' built form, with the combined total volume of re-development over the entire site having a volume of 40042 cubic metres, some 25,629 cubic metres less than what was once on the site. The S106 will ensure that any previous consents that are still extant will not be implemented.

Overall, the proposed trade off of volume is considered acceptable and within the spirit of the original project and permission that was granted. Notwithstanding this, the character and appearance of the proposal and its impact on the landscape and all other material planning considerations need to be assessed.

Impact on the Character of the Area:

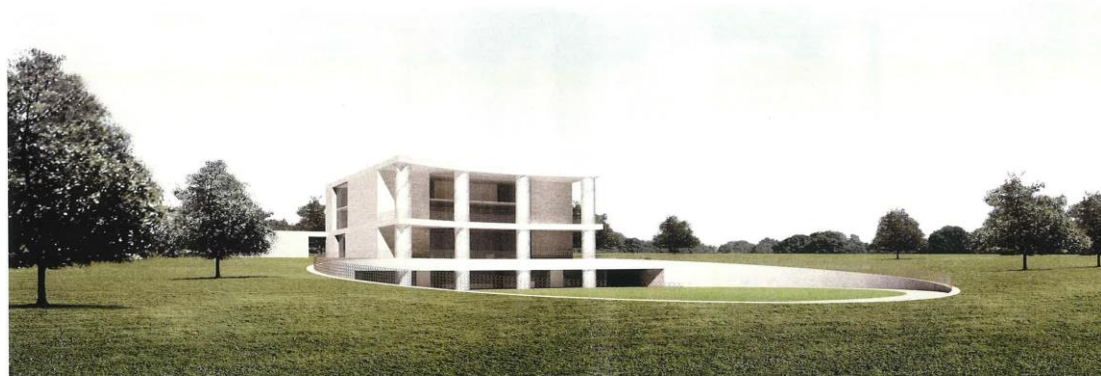
A number of applications have been granted planning permissions since 2008 for dwellings in the proposed location of this current application. These proposals have granted consent for a range of dwellings in differing styles with vastly different building parameters. Below are four examples of schemes previously granted consent:



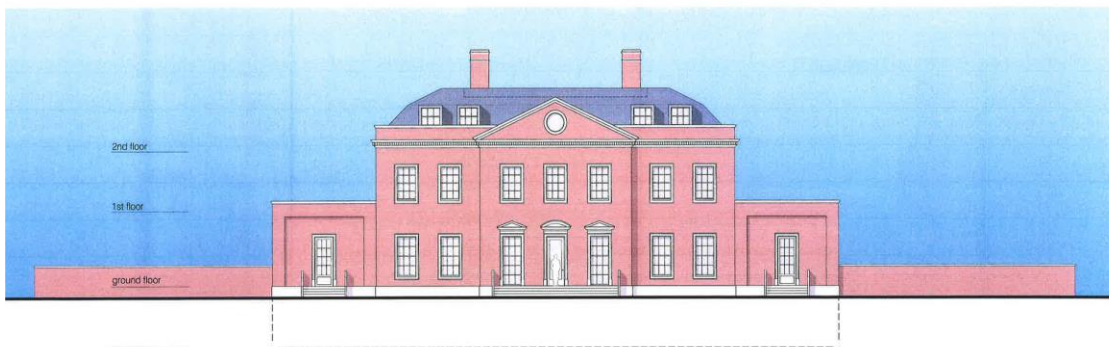
3 storey Extant David Chipperfield Architects scheme



3 storey David Chipperfield Architects scheme "with wings"

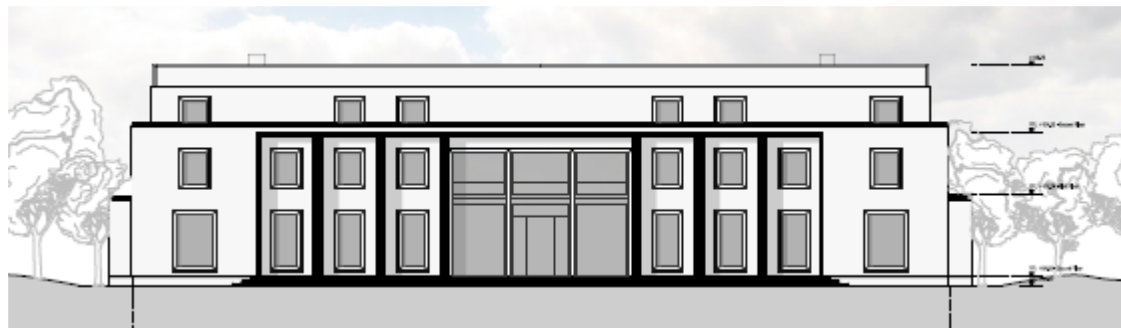


4 storey David Chipperfield Architects scheme



4 storey traditional scheme

The highest development has previously been 13.5m in height, with a width of some 97m and a depth of 52.45m. The latest extant permission, the 'flint' house had a proposed height of 8m, a width of 42.45m and a depth of 52.45m. In comparison, this development proposes a total height of 13.15m, a width of 60m and a depth of 17m.



Current scheme

These dimensions are proposed by way of a U shaped building, a three storey main structure with two single storey flanks. Below the building is a basement with gym, kitchen and swimming pool and car parking proposed, thus keeping the built form above ground to a minimum. This approach of having underground parking and useable rooms/accommodation is completely in keeping with the approach at Hamilton House where parking and services/rooms are underground.

The building has been designed by Foster and Partners and is considered a contemporary country house that has been designed in the tradition of a historic Palladian style mansion in terms of proportions, however has been simplified and the applicant stresses that this is a modernist interpretation and not a "pastiche". The result is a structure that appears clean in design, with strong vertical features through the pillars and large single light windows. The proposed dwelling appears well proportioned, bringing a modern high quality design with traditional proportions proposed.

The proposed building is considered to have an improved relationship with the nearest 'new' mansion at Hamilton House in terms of materials proposed (natural pale stone) with metal windows and other exterior furniture, rather than the use of flint which whilst positive in its own right, did not relate to the other major built forms within the park. Unlike Hamilton House, the roof is proposed to be flat, hidden by parapets, thus minimising its appearance in the landscape.

No objection has been received from the Conservation Officer and Historic England have also offered no objection to the scheme and the impact that any development has on the adjacent historic park and garden and wider historic landscape.

Notwithstanding this, the Landscape and Trees Officer requested additional drawings that presents the building from longer views. These drawings when read in conjunction with the submitted Landscape Visual Appraisal demonstrate that the building would sit well within the landscape and not be overly dominant on the park land. These drawings were submitted and the L&T Officer found the details acceptable and demonstrated that the dwelling would not have an undue impact on

the character and appearance of the site, the wider site, nor the Green Belt as a whole.

In conclusion the proposed development would sit well within the landscape and not have a negative impact on the character and appearance of both the immediate and wider landscape. Little to no public views of the house would be present and, subject to conditions, the proposed development is acceptable.

Impact on Neighbours:

Due to the location of the proposed building, there would be no overlooking, overshadowing or overbearing impact as a result of this proposal. The distance of the proposed dwelling from its nearest neighbour is so great that no issues arise despite the large scale of the dwelling.

Amenity Space

The dwelling is within a very large estate and there is no concern regarding the level of amenity space associated with the proposal. Whilst much of the estate is park land, a formal garden is to be provided directly adjacent to the property without detriment to the overall openness of the estate.

Highway Issues

Ample parking will be available on site and within the development. No objections have been raised from in terms of highway safety, as such the proposal is considered acceptable. The applicant has submitted a Construction Management Plan with suitable vehicle tracking information provided as well as proposed construction traffic routes. This has been considered by the Highways team and is acceptable.

Flooding

The site sits in Flood Zone 1, however due to the overall area of the site an FRA was submitted with the application along with SUDS details. These have been considered by the Council's Flooding and Drainage Engineer and is considered acceptable.

Biodiversity

Since the purchase of the property and the subsequent redevelopment of the site and the restoration of the parkland, huge strides have taken place to restore, enhance and improve the biodiversity within the site. This has included the strengthening of ancient woodland, the construction of bat houses, development of ecology positive meadow grasses, measures to improve habitat for Great Crested Newts including the development of ponds.

Submitted with the application are appropriate reports and a Landscape and Ecological Maintenance Plan that continues the theme of providing favourable conditions and improvements to the site for ecology. This application goes further and proposes to development a small lavender field as well other park improvements.

This is all acceptable in principle; the ecology officer is currently considering the Management Plan further and this review, along with an appropriate condition, shall be provided by way of an update prior to, or at committee.

S106

The applicant is entering in to a S106 which ties a number of planning permissions (estate management buildings and entrance building) to this planning application that

would ensure that all the buildings would be linked to the main dwelling, not to be used independently and not to be sold off independently as well as ensuring that any extant permissions are not implemented.

CONCLUSION

The proposed development, is considered to be acceptable. Further comments on the Estates Management Plan will be provided at your meeting. The proposed application is therefore recommended for approval subject to the use of conditions and the satisfactory completion of a S106.

CONTACT DETAILS

Service	Telephone	Email
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