

WESTERN AREA PLANNING COMMITTEE
18TH FEBRUARY 2026
UPDATE REPORT

Item No: (3) **Application No:** 25/01921/HOUSE **Page No.** 55-75

Site: Western Lodge, West Woodhay, RG20 0BH

1. External Lighting

The lighting of the trees has not been included within the external lighting condition as it does not form part of the development proposal. This lighting is existing domestic illumination, which does not require planning permission. As such, imposing a condition relating to this element would not meet the tests for planning conditions set out in the Planning Practice Guidance, as it would not be necessary, relevant to the development to be permitted, or reasonable

It is noted that there was historically a pond on the site; however, its removal does not require planning permission.

2. Informatives

An additional informative is recommended to clarify that any works shown outside the red line boundary do not form part of, and are not approved by, this decision.

“The permission only relates to works within the red line boundary; any works shown on the plans outside this line are not part of the application.”