

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2025

Application Number: 250247

Location: 413 Wokingham Road, Earley, Wokingham, RG6 7EL

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).

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 (01_413WokinghamRd_LocationPlan_V1), (03_413WokinghamRd_ProposedBlockPlan_V2), (05_413WokinghamRd_ProposedPlans_V2), (06_413WokinghamRd_elevationsAndSections_V1), received by the local planning authority on 03/02/2025 & 30/04/2025. 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.

3. There shall be no more than three children residing at the property at any one time.

Reason: In the interests of highway safety, to ensure a sufficient level of staff parking.

4. External Lighting - No external lighting shall be installed on the site or affixed to any building on the site without the prior written approval of the local planning authority.

Reason: In the interests of neighbouring amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy Policies CP1, CP3 and Managing Development Delivery Local Plan policy TB21.

Informatives

1. 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.
2. 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.
3. 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.

Recommendation and conditions/reasons agreed:



Date: 01/05/25

REMEMBER - The earliest date for a decision on this application is: **13 March 2025**