

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 April 2026

Application Number: 260091

Location: 36 Magnolia Court, Headley Road East, Woodley, Wokingham, RG5 4SD

Proposal: Full application for the change of use of an existing housing manager's flat to an age-restricted dwelling (Use Class C3)

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 and titled 22272_32 and Location Plan received by the local planning authority on 14/01/2026 and 04/02/2026. 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. Age restriction - The flat hereby approved shall be occupied only by persons aged 55 years or over. The occupation of the dwelling by anyone under the age of 55 is not permitted, except in the case of a resident's spouse, partner, or other person residing with the occupant in a similar domestic capacity. The dwelling shall remain as age-restricted accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the dwelling is occupied as age-restricted to reflect the nature of the retirement living development and to meet the identified housing needs of older persons and to comply with Policy CP2 of the Core Strategy and Policy TB09 of the adopted MDD local plan (2014).

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. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 02.04.2026

REMEMBER - The earliest date for a decision on this application is: **11 March 2026**