

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 April 2026

Application Number: 260120

Location: Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP

Proposal: Full application for the change of use of the building to a Patient Transport Service building (Use Class Sui Generis). (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (GP/01/25 Rev C) & (GP/04/25), received by the local planning authority on 19/01/2026 & 22/01/2026. The development shall be retained 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 retained in accordance with the application form and associated details hereby approved.

2. Parking and turning space

The vehicle parking and turning space shall be retained in accordance with the approved Parking Layout (REA-RGP-XX-XX-DR-T-007 P02). The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

3. No more than 30 vehicle movements (arrivals or departures combined) shall take place at the site on any day (00:00 - 23:59). All vehicle movements shall be undertaken without the use of sirens or audible warning devices when entering or leaving the site.

Reason: In the interest of neighbouring amenities. Relevant Policy: CP3 of the Core Strategy.

4. Gates

Notwithstanding the provisions of 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 gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

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.

Recommendation and conditions/reasons agreed:

A handwritten signature in grey ink, appearing to read 'HMM'.

Date: 29 April 2026

REMEMBER - The earliest date for a decision on this application is: **13 February 2026**