

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2026

Application Number: 252968

Location: Moor Green Barn, Lower Sandhurst Road,
Finchampstead, Wokingham, RG40 3TJ

Proposal: Full application for the proposed change of use of land to residential curtilage along with change of use of the existing building to an independent dwelling with associated changes to fenestration

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:

Location and Block Plan (Drawing No. 1.MGB.0B) received 19.12.2025

Proposed Ground Floor Plan (Drawing No. MGB.GFP) received 15.12.2025

Proposed Elevations (Drawing No. MGB.EP) received 04.12.2025

Proposed Roof Plan (Drawing No. MGB.RP) received 04.12.2025

Fire Appliance Swept Path (Drawing No. 25.76.001A) received 29/01/2026

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. External materials

The materials to be used in the construction of the external surfaces of the building hereby permitted shall be of a similar appearance to those used in the existing building and as outlined upon the approved plans and application forms unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping

Prior to first occupation of the dwelling, 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 planning 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. Ecology

The development hereby approval shall be carried out in full accordance with the recommendations provided in the Precautionary Working Method Statement and Section 4 of the Bat Roost Assessment V1 (Ecological, August 2025). Prior to the commencement of the development, details of biodiversity enhancements, to include bird boxes, and Schwegler bat box/es on or around the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council and scheme shall include a timetable for its implementation. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity and ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 187 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

6. External Lighting

Prior to the installation of any external lighting, a lighting design strategy for biodiversity for buildings, and any areas proposed to be lit for health and safety that is designed in accordance with best practice including in accordance with Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats amphibians, birds or invertebrates and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 and Section

15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

7. Retained Trees

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation
Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

8. 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.

9. 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.

10. Working Hours

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: 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.

11. No additional buildings

No buildings, enlargement or alterations, enclosure, swimming or other pool, or container for the storage of oil or liquid petroleum gas shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the Countryside, Green Infrastructure, biodiversity habitat and species of principal importance. Relevant policy: NPPF 2024 Section 13 (Protecting Green Belt Land) and Section 15 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP1 and CP3 and CP11, and Managing Development Delivery policies TB21, TB23 and SAL06.

12. Foul and Surface Water Drainage Strategy

Prior to first occupation of the dwelling, details of the foul water strategy and means of disposal, details to mitigate the risk of groundwater flooding and to manage surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of finished floor levels, any flood resistance and resilience measures to prevent groundwater ingress, and the use of permeable materials for any new or altered hardstanding unless otherwise agreed in writing. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason: In order to ensure satisfactory provision is made for foul and storm water drainage. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- extending the determination period of the application to allow for the signing of a legal agreement to secure appropriate mitigation.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development

should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 23.04.26

REMEMBER - The earliest date for a decision on this application is: **12 January 2026**