

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 September 2025

Application Number: 251715

Location: 128 Church Road, Earley, Wokingham, RG6 1HR

Proposal: Full application for the proposed installation of statues to the elevations and roof of the building.

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 (SL-02) (PL-03 B) (SL-01 B) (PL-01 C) (PL-02 B) received by the local planning authority on . 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. If the mixed-use personal permission as granted through permission 231300 ceases, the development hereby permitted shall be removed from the property and the site shall be returned to its former condition within 3 months from the date on which the use ceases

Reason: In the interest of the amenity of the area. Relevant Policy: Core Strategy policies CP1, CP3 & CP5.

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. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 11 September 2025

REMEMBER - The earliest date for a decision on this application is: **18 August 2025**