

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 August 2025

Application Number: 251632

Location: Land at St Sebastian's Close, Nine Mile Ride, Berkshire

Proposal: Permission in principle application for erection of a residential dwelling, detached carport and access.

Recommendation: Refused

Reasons

1. In accordance with the National Planning Policy Guidance, permission in principle must not be granted for development which is habitats development. The application site lies within 5km of Thames Basin Heaths Special Protection Area, which is a qualifying European site. The proposal fails to provide avoidance measures for the adverse effect on the integrity of the European protected site which renders the proposal as habitats development. As such, the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

Informatives

1. In reaching its decision, the LPA considered the following submitted plans and documents:

Application Form

022414-AP02A

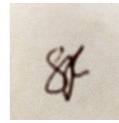
022414-CH-05

Cover Letter dated 30.06.2025, ref/: 4237 (Bell Cornwell Chartered Town Planners)

Received 10/07/2025.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was not sought. During the application process advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed:

A small, square, light-colored image containing a handwritten signature in dark ink. The signature is stylized and appears to be the initials 'SF'.

Date: 18.8.25

REMEMBER - The earliest date for a decision on this application is: **7 August 2025**