

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 November 2025

Application Number: 251441

Location: Rosebarys Farm, New Bath Road, Twyford, Wokingham, RG10 9RX

Proposal: Full application for the permanent retention of an agricultural workers dwelling with associated parking and amenity space. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- AAN.17.641.2 Rev.D(received 06/11/2025)

- AAN:21.641.2 Rev.A (received 06/11/2025)

The development shall be carried out in accordance with the approved details.

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.

2. Agricultural Occupancy

The occupation of the dwellinghouse hereby permitted shall be limited to person(s) solely or mainly working within the subject agricultural holding, and to any resident dependants.

If the agricultural operations at Rosebarys Farm should cease operating, the dwellinghouse shall be removed from the land, and the land restored to its condition before the development took place within 3 months of the date that the agricultural use ceased.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture. Relevant policy: NPPF Sections 5 and 13, Core Strategy policy CP11 and CP12.

3. Parking to be provided

The vehicle parking spaces 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.

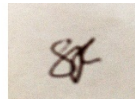
Informatives

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:

- an amended business plan being submitted by the applicant to overcome concerns relating to the financial viability of the dwellinghouse's permanent retention.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored image containing a handwritten signature in dark ink, likely representing the Local Planning Authority's agreement.

Date: 10.11.25

REMEMBER - The earliest date for a decision on this application is: **9 July 2025**