

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 November 2025

Application Number: 251547

Location: 65 Poperinghe Way, Arborfield, Wokingham, RG2 9LW

Proposal: A householder application for the proposed repositioning of side boundary fencing and installation of access gates.

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 2-01 and 01-01 received by the local planning authority on 25/09/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Soft Landscaping - The hedgerow shown on approved drawing numbered 2 -01 shall be planted in accordance with the approved details during the first planting season following substantial completion of the development hereby permitted.

If, within a period of five years from the date of planting, any part of the hedgerow is removed, uprooted, destroyed, or dies, it shall be replaced in the next planting season with plants of the same species and size as originally planted, unless the Local Planning Authority gives its written consent to any variation.

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)

Recommendation and conditions/reasons agreed: *MC*

Date: 05.11.2025

REMEMBER - The earliest date for a decision on this application is: **23 July 2025**