

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 August 2026
Application Number: 261195
Location: 59C Nine Mile Ride, Wokingham, RG40 4ND
Proposal: Householder application for the proposed erection of an outbuilding.
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 024 PR02 received by the local planning authority on 15th May 2026 and 026 PR02 received by the local planning authority on 1st June 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. Protection of Trees

During construction, all contractor parking, storage of materials, plant, machinery and construction staging shall be confined to the existing hard surfaced driveway and parking areas. No construction activity shall take place within the root protection areas of retained trees.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

4. Lighting Condition

No external lighting shall be installed unless details of the location, height, specification, direction, colour temperature and control mechanism of the lighting have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard bats, protected species and adjacent habitat in accordance with Policies CP1, CP3 and CP7 of the Core Strategy, TB23 of the MDD Local Plan and NE1 of the Local Plan Update.

Informatives

1. 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.

Recommendation and conditions/reasons agreed:



Date: 19/08/26

REMEMBER - The earliest date for a decision on this application is: **24 June 2026**