

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 August 2025

Application Number: 251579

Location: 36 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH

Proposal: Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered TQRQM25176065050299/2538, TQRQM25176055557048/2538, 2538/01 and 2538/02 received by the local planning authority on 04/07/2025. 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.

2. Cycle parking - details required

Within one month of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan policies CCO1, CCO7, TB07 and TB08.

3. The use of the outbuilding as habitable living accommodation hereby permitted, shall not be sold-off or sub let separately to the main house as a Sui Generis HMO and shall remain as one planning unit.

Reason: To safeguard the character of the area.

Relevant policy:

Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy CC01.

4. Restriction of permitted development rights

Notwithstanding the provisions of Class E of Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no building, enclosure, swimming or other pool, or container for the storage of oil or liquid petroleum gas shall be erected within the curtilage of the dwelling house hereby permitted.

Reason: To safeguard the character of the area.

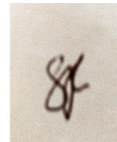
Relevant policy:

Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy CC01.

5. Restriction of permitted development rights

Notwithstanding the provisions of Class A of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no rear extensions shall be carried out without the express permission in writing of the local planning authority.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.



Recommendation and conditions/reasons agreed:

Date: 22.8.25

REMEMBER - The earliest date for a decision on this application is: **28 July 2025**