

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 September 2026

Application Number: 261582

Location: 192 Silverdale Road, Earley, Wokingham, RG6 7NB

Proposal: Full application for the proposed sub-division of existing house into 2 no. dwellings, including demolition of existing conservatory.

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 SR-01 and SR-05 received by the local planning authority on 17th July 2026 and SR-04R1, SR-06R and SR-07 received by the local planning authority on 4th September 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. Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If any retained tree is removed, uprooted, destroyed or dies within five years of the commencement of development, it shall be replaced during the next available planting season with a tree of the same species and a size to be agreed in writing by the Local Planning Authority.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. Protection of trees etc

Before any demolition or construction works commence, the tree- protection measures shown on drawing SR-07 shall be installed in full. The approved measures

shall be retained and maintained until all demolition and construction works have been completed, and no materials, machinery, excavated soil or construction activity shall be stored or undertaken within the protected areas.

Reason: To safeguard retained trees during construction in the interests of visual amenity and biodiversity, in accordance with Policies CP3 and CP7 of the Core Strategy and Policies CC03 and TB23 of the Managing Development Delivery Local Plan.

Recommendation and conditions/reasons agreed:



Date: 07/09/26

REMEMBER - The earliest date for a decision on this application is: **7 August 2026**