

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 February 2026

Application Number: 253043

Location: 10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED

Proposal: Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered/named P1692-01, P1692-03 (Pre Existing Plans & Elevations), P1692-03 (Landscape), P1692-04 and 'Planning Statement (SK Design Consultancy, 11 December 2025) received by the local planning authority on 12/12/2025 and 17/12/2025. 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. No external equipment or external machinery associated with the beauty business use shall be installed unless approved in writing by the Local Planning Authority prior to installation.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. The beauty business use hereby permitted, shall not operate other than between the hours of Tuesday to Friday 09:00-18:00, Saturday 09:00-16:00 and not on Monday, Sunday or National or Bank Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. There shall be no public access to the site associated with the development hereby approved, other than by appointment only, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. The development hereby approved shall be used solely as ancillary accommodation to the enjoyment of the main dwellinghouse.

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.

6. The outbuilding shall be used only for a beauty business and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

Reason: In granting this permission the local planning authority wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1 & CP3.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. The applicant may need to apply for Building Regulations approval. Please contact the WBC Building Control Team to discuss.

<https://www.bcsolutions.org.uk/>

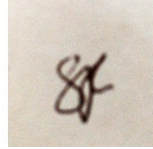
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- A top-up to the fee was added following request.

- Revised plans were submitted with amended titles following request. - Additional information was submitted following a request from the council's Highways officer.

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:



Date: 4.2.26

REMEMBER - The earliest date for a decision on this application is: **10 January 2026**