
MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	App No:	251471
Address:	50 Brook Street, Twyford, Wokingham, RG10 9NX.		
Proposal:	(Retrospective) Full Application for the proposed demolition of existing workshop and the erection of a new 1 no. bedroom dwelling.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This development will be liable for CIL as it involves the creation of a new dwelling.

A CIL charge was paid for planning application 222614 which included the deduction of the floorspace to be demolished. This floorspace was included as it was situated on the relevant land on the day that planning permission first permitted the chargeable development.

Unfortunately, there has been a departure from the approved plans resulting in the submission of a retrospective application to regularise the works. The existing floorspace has been demolished and therefore this will not be offset against the CIL charge for this application.

Based on the following floorplans the chargeable floorspace is approximately 74.16sqm.

263-1215-C

CIL charges become due on the commencement of development in the instance of retrospective applications full payment is due on the date of planning approval.

CIL is charged at a rate of £365 per square meter and is subject to indexation.

Please note that an assumption of liability form will also be required, failure to submit this may incur a surcharge. The assumption of liability form can be completed here [Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://Wokingham Borough Council - CIL Forms (exacom.co.uk))

Should you have any queries regarding CIL, please contact developer.contributions@wokingham.gov.uk

Date:	18.07.25	Signed:	Developer contributions
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