

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 January 2026

Application Number: 252672

Location: Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ

Proposal: Householder application for the proposed demolition of curtilage listed wall with erection of a new brick boundary wall with open railings above, a pedestrian gate and an electric vehicle gate, following the removal of the existing white picket fence.

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 2025-50 - 002 Rev 2 and 2025-50 - 003 Rev 2 received by the local planning authority on 12th January 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. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 2025-50 - 002 Rev 2. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

4. Gates

The proposed gates shall be designed to ensure they can be remotely operated and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an 'open position'.

Reason: In the interests of highway safety to ensure vehicles can leave the highway in a safe and efficient manner.

5. Heritage

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to

1. If applicable, the lime mortar mix, to be a NHL3.5 in 31 mix, and any bricks required to repair the extant walling.

2. As to match the extant boundary wall, the material, size, texture, colour, profile, and source of the proposed bricks which are to be laid in an English Bond with a brick on edge coping.

3. In combination with the above, the proposed pointing mortar, to be a lime based mix with slightly recessed, tamped back profile joint.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16, Conserving and Enhancing the Historic Environment, and Managing Development Delivery Local Plan Policy TB24.

6. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all railings, gates, and related fixtures and fittings, including opening mechanisms, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials, finishes and method of installation. Drawings shall be at a minimum scale of 1:10 and with details at 1:5.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16, Conserving and Enhancing the Historic Environment, and Managing Development Delivery Local Plan Policy TB24.

Recommendation and conditions/reasons agreed:



Date: 21/01/26

REMEMBER - The earliest date for a decision on this application is: **5 December 2025**