

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 March 2025

Application Number: 242909

Location: Alstonby, Shinfield Vets, Shinfield Road, Shinfield, Wokingham, RG2 9BE

Proposal: Full application for the proposed installation of 2No. Portakabin buildings to be used as a consultation space & a staffroom for a period of 104 weeks (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Temporary use period - The use of the 2 no. portacabins hereby permitted shall be discontinued, and the portacabins subsequently removed from site and the land restored to its former condition on or before 30/08/2026.

Reason: To allow the local planning authority an opportunity to assess the effect of the development hereby permitted on the amenity of the surrounding properties.
Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

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.

Recommendation and conditions/reasons agreed:

Date: 26/03/25

REMEMBER - The earliest date for a decision on this application is: **10 December 2024**