

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 April 2026

Application Number: 260417

Location: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Proposal: Full application for the change of use of land for the temporary siting of a caravan for residential use for a period of up to five years. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. The use hereby permitted shall be carried out only by Mr Paul Garner and shall be for a limited period of five (5) years from the date of this permission, or the period during which the premises are occupied by Mr Paul Garner, whichever is the shorter.

Reason: Reason: : To ensure the proper planning of the area, in accordance with the Development Plan and the National Planning Policy Framework. In granting this permission the local planning authority has had regard to the circumstances of the case, and in the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 & CP3.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1404/3/C and 1404/4/D received by the local planning authority on 26/02/2026. 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. Notwithstanding the gates and walls shown on plan 1404/3/C, the development hereby permitted shall cease and the caravan shall be removed and the land restored to its condition before the development took place within one month of the date of failure to meet the requirements set out below.

1. Within three (3) months of the date of this decision, details of the front boundary walls and gates shall be submitted to and approved in writing by the local planning authority. The approved details shall thereafter be carried out in full within 3 months of the approved details.

Reason: Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

4. The development hereby permitted shall cease and the caravan shall be removed and the land restored to its condition before the development took place within one month of the date of failure to meet the requirements set out below:

Within three (3) months from the date of this permission, drainage details shall be submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i) Provide drainage details demonstrating that infiltration is achievable and provide a drainage strategy drawing for the development.
- ii) Provide details of the septic tank maintenance to ensure that site contamination will be controlled.

The approved scheme shall thereafter be managed and maintained in accordance with the details for the lifetime of the development.

Reason: Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. When the premises ceases to be occupied by those named in condition 1, or at the end of 5 years, whichever shall first occur, the use hereby permitted shall cease and all caravans, structures, sheds, materials and equipment brought on to the land, or works undertaken to it in connection with the use, shall be removed and the land restored to its condition before the development took place.

Reason: Reason: In the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 and C3.

6. The use hereby permitted is for one caravan only for the temporary period of five years.

Reason: Reason: Reason: In the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 and C3.

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.

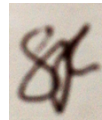
2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A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

3. The 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:

- Confirmation of description.
- A parking plan was submitted following request.

- Revised Planning Statement following request.
- Conditions agreed.

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.

A small, square, handwritten signature in dark ink, appearing to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 22.4.26

REMEMBER - The earliest date for a decision on this application is: **22 March 2026**