

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 April 2026

Application Number: 250786

Location: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

Proposal: Full application for the proposed erection of 1.8m electric entrance gate. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings titled 'Location Plan' and numbered 293-03 and 293-04 received by the local planning authority on 28 March 2025, numbered 293-02a received on 2 April 2025 and numbered 293-07 received on 31 March 2026. The development shall be carried out and retained in accordance with the approved details.

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. Gate operation - The gates hereby permitted shall be designed to ensure they can be remotely operated, and shall be retained as such for as long as the development remains on the site. 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. Relevant policy: Core Strategy policy CP6.

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 Lounge/Study shown on plans 293-03 and 293-04 does not benefit from planning permission. This permission relates solely to a gate and does not imply approval of the Lounge/Study which is being considered separately under application ref 250787.

HMM

Recommendation and conditions/reasons agreed:

Date: 2 April 2026

REMEMBER - The earliest date for a decision on this application is: **25 June 2025**