

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 March 2026

Application Number: 260127

Location: Longmoor Cottage, Park Lane, Finchampstead, Wokingham, RG40 4PT

Proposal: Householder application for the proposed erection of an outbuilding, following demolition of the existing outbuilding. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (4003/200 A) & (4003/301 A), received by the local planning authority on 20/01/2026. The development shall be carried out and retained 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 and retained accordance with the application form and associated details hereby approved.

2. Protection of trees

The development shall be retained, and where applicable, remedial works shall be carried out, in complete accordance with the details within the Arboricultural Impact Assessment by Mark Welby Consulting Arborists and dated 2 October 2025, including notes indicated within the Tree Protection plan (Ref: MW.2509.PLF.TPP).

Reason: To secure the protection of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

3. The outbuilding hereby approved shall remain in incidental use to the main dwellinghouse and shall not be used for any commercial or non- residential purposes.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

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 there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

HMM

Recommendation and conditions/reasons agreed:

Date: 11 March 2026

REMEMBER - The earliest date for a decision on this application is: **24 February 2026**