

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 October 2025

Application Number: 250939

Location: Maidenhead Aquatics, Garden Centre House, 656 Reading Road, Winnersh, Wokingham, RG41 5HG

Proposal: Full application for proposed single storey side/front extension to existing building to facilitate additional shop space (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered P1631-01, P1631-02 and P1631-04 received by the local planning authority on 15/04/2025, 08/05/2025 and 09/05/2025. 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.

2. The development hereby approved shall operate between the hours of: Monday-Friday 09:00-19:00, Saturdays 09:30 to 19:00 and Sundays 10:00 to 16:00.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. Development shall operate in accordance with the Flood Risk Assessment (Urban Water, Aug-25) received by the local planning authority on 27/08/2025 and so-retained thereafter.

Reason: In order to ensure safe access and escape routes during a flood event in accordance with Core Strategy Policies CP1 and CP3.

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.

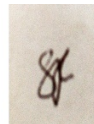
3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. 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:

- FRA & levels plan submitted following request.
- Details of the development clarified.
- Description change 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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 22.10.25

REMEMBER - The earliest date for a decision on this application is: **18 September 2025**