

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 September 2026

Application Number: 261851

Location: 500 South Oak Way, Shinfield, Wokingham, RG2 6AD

Proposal: Full application for the proposed installation of an entrance canopy following demolition of the existing entrance canopy.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings:

AP(O) S 001 - Existing Site/ Location Plan

AP(2)S 002 - Proposed Site Plan

AP(2)0 001 - Proposed Ground Floor GA

AS(2)X 001 - Proposed Section

AE(2) X 001 - Proposed Elevations

AD(4)0 202 - Proposed Canopy Plan

AD(4)0 201 - Proposed Canopy Details

Received 5th August 2026

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Materials

The materials to be used in the construction of this development shall be as specified on the plans and/or application form unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of the visual amenity of the surrounding area in accordance with policy CP3 of the Core Strategy.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The applicant is reminded that their Flood Risk Assessment recommends that the building owner/occupiers register with the Environment Agency Floodline Warnings Direct service to receive flood alerts and warnings relevant to the area.
3. 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.
4. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is within a amber risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts 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.
5. 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.

Recommendation and conditions/reasons agreed:



Date: 29/09/26

REMEMBER - The earliest date for a decision on this application is: **28 August 2026**