

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 May 2025

Application Number: 250644

Location: 56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Proposal: Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business including the erection of an outbuilding and widening of the existing access (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered HB2025009-HB01, HB2025009-HB02, REV-HB2025009-HB04 and REV-HB2025009-HB06 received by the local planning authority on 17/03/2025, 08/04/2025 and 23/04/2025. 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 childminding service hereby permitted, shall not operate other than between the hours of Monday to Friday 08:00-17:00 and not on National or Bank Holidays.

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

3. The number of children being cared for must not exceed more than 10 at any one time.

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

4. No external sound amplifying equipment associated with the childminding service shall be used between the hours of 08:00 – 17:00 - Monday to Friday.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. The use of the outbuilding hereby approved shall be for incidental residential purposes only outside of the hours of 08:00 – 17:00 Monday – Friday.

Reason: To safeguard the character of the area, residential amenities, and highway safety in accordance with in accordance with Core Strategy Policies CP1, CP3, CP6, and Managing Development Delivery Local Plan Policies CC01, CC06 and CC07.

6. Within one month of the date of the decision, details of a management plan setting out timings and how many children are dropped off and picked up each day. The information shall be submitted to and approved in writing by the local planning authority. Drop off and collection of children will be carried out in accordance with the so-approved details.

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

7. In the event the childminding service ceases within 10 years of operation, the use of the land and buildings shall revert to residential use (Class C3).

Reason: To maintain housing supply. Relevant policy: Core Strategy policies 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.

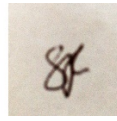
2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A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

3. 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:

- Revised Location Plan requested and submitted.
- Revised Site Plan requested and submitted.
- Additional information requested and submitted in the revised Planning Statement and additional information document.
- A Parking Plan requested and submitted.
- Revisions made to the proposed Swept Path Analysis upon request from the Highways officer.

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 box containing a handwritten signature in dark ink. The signature appears to be a stylized 'S' followed by a flourish.

Date: 15.5.25

REMEMBER - The earliest date for a decision on this application is: **15 April 2025**