

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 July 2026
Application Number: 260954
Location: 94 Hartsbourne Road, Earley, Wokingham, RG6 5SJ
Proposal: Full application for the proposed change of use from Residential Dwelling to Care Home.
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 numbered/titled:

- Location Plan (received 20/04/2026)
- Block Plan (received 20/04/2026)
- Waste Management Plan [Inhaus Planning] (received 20/04/2026)
- Site (Parking) Plan (received 05/05/2026)
- HD00000 - PL03 Proposed Floor Plans (received 05/05/2026)
- HD00000 - PL04 Proposed Elevations (received 05/05/2026)

The development shall be carried out 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.

3. Occupancy Restriction

The site shall not be occupied by more than four children (residential dependents), at any one time.

Reason: In the interests of Highway Safety and to ensure adequate parking provision for the site. Relevant Policy: Core Strategy Policy CP6 and Section 9 of the NPPF.

4. Access to be widened

The development shall not be occupied until the vehicular access from the highway has been centralised and increased to a width of circa 3.6 metres (this work will need separate authorisation by the Borough's highway section – see informative below).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

5. Access to be stopped up

The existing vehicular access to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

6. Parking to be provided

The development shall not be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Cycle parking

The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including dropped kerbs, verges and footways). This planning permission does NOT authorise the construction of such an access or works.

2. 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:

- amended plans being submitted by the applicant to overcome concerns relating to highway safety and parking provision.

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 handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 10/07/26

REMEMBER - The earliest date for a decision on this application is: **16 June 2026**