

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 August 2026

Application Number: 251712

Location: Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross

Proposal: Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage.

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 Location Plan 07-2 Rev C; Block Plan 07-1 Rev A; Proposed Plans and Elevations A-P11-001 received by the local planning authority on 17/07/2025 & 17/03/2026 respectively. 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. Landscaping - Prior to the first use of the garage there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 30 years from the date of the planting (or within a period of 30 years of completion of the development in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity, wildlife and biodiversity and the planning authority is satisfied that the habitat creation will be maintained for at least 30 years post completion. Relevant policy: Core Strategy

policy CP3 and CP7, Managing Development Delivery Local Plan Policies CC03, TB21 and TB23, and TCPA Schedule 7A, NPPF 2024.

4. Access to be provided - No building shall be occupied until the approved access has been constructed in accordance with the approved plans.

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

5. External Materials - No development above slab level shall commence on site until details of materials and finishes for the garage building have been submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in strict accordance with the approved details. These requirements shall include provision of details relating to:

- a. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar to be used for the plinth.
- b. the material, size, texture, colour, profile, and source of timber weather boarding.
- c. the material, size, texture, colour, profile, and source of roofing materials.
- d. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges.
- e. the proposed rainwater goods.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

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. 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.

3. This is part of a S278 works for Church Lane Signals.

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 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: 31/07/2026

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