

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 January 2025

Application Number: 242754

Location: Polehampton Junior School, Kibblewhite Crescent,
Twyford, Wokingham, RG10 9AX

Proposal: Full application for the proposed temporary classroom
type modular building for decant space whilst work takes
place in main building.

Recommendation: Approve

Conditions and/or Reasons

1. Development to be removed after temporary period - The building hereby permitted shall be removed from the site and the land restored to its former condition on or before 31 December 2025.

*Reason: Permission is only given due to the demonstrated educational need.
Relevant Policy: Core strategy policies CP1, CP2 and CP3.*

2. Approved details - This permission is in respect of the submitted application plans and documents:

- drawing titled 'Location Plan'
- drawings numbered 6872_1050_T0 and 6872_2000_T0
- document titled 'Planning Statement', DHP (UK) LLP, ref: 6872

received by the local planning authority on 29 October 2024. 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. External materials - The materials to be used in the development are to be in accordance with those specified on the approval drawing and submitted application form.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.*

4. Construction method statement - The development hereby permitted shall be carried out in accordance with the approved Construction Method Statement (Section 6.0 of 'Planning Statement', DHP (UK) LLP, ref: 6872). The approved statement shall be adhered to during the delivery, installation and removal of the temporary building.

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

Informatives

1. 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.

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.

Recommendation and conditions/reasons agreed:



Date: 09/01/25

REMEMBER - The earliest date for a decision on this application is: **21 November 2024**