FULL PLANNING APPROVAL
DRAFT DECISION NOTICE

WOKINGHAM BOROUGH COUNCIL

Expiry Date: 20 October 2026

Application Number: 251359

Location: 145 Nine Mile Ride, Wokingham, RG40 4HY

Proposal: Full application for the change of use of land for the siting of a mobile home for permanent residential use.

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 titled/numbered (Location Plan), (Exterior Elevations 31479 1), (Customer Floor Plan 31479 1) & (Block Diagram), received by the local planning authority on 09/06/2025, 12/08/2025 & 10/09/2025. 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.

3. Biodiversity Net Gain
Development may not be begun unless:
(a) a biodiversity gain plan has been submitted to the planning authority; and
(b) The planning authority has approved the plan.
The biodiversity gain plan must include:
a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
b) the pre-development biodiversity value of the onsite habitat;
c) the post-development biodiversity value of the onsite habitat;
d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
e) any biodiversity credits purchased for the development; and
f) any such other matters as the Secretary of State may by regulations specify.
The Biodiversity Gain Plan shall be prepared in accordance with the Block Diagram submitted on 10 September 2025.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Reason: To ensure that the development delivers a measurable biodiversity net gain and that biodiversity enhancements are secured, delivered and maintained in accordance with the approved biodiversity strategy for the site, in the interests of biodiversity conservation and enhancement.

4. Number of Units
There shall be no more than 1 caravan in total on the site at any time.
Reason: In the interests of visual and residential amenity and infrastructure provision. Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

5. Site Layout
The proposed mobile home shall be sited in accordance with plan titled 'Block Diagram', received by the Local Planning Authority on 10/09/2025. There shall be no material change to the position of the mobile home, or replacement of the mobile home in a different location.
Reason: In the interests of visual and residential amenity and infrastructure provision. Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

6. Parking Specification
Prior to the commencement of development, full details of the proposed parking surface shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: a) a specification of all surface materials;
b) details of excavation and construction methods, including any no- dig or reduced-dig solutions where works are proposed within the Root Protection Areas of trees; and
c) scaled construction cross-sections demonstrating finished levels in relation to existing ground levels and retained tree roots.
The development shall thereafter be carried out strictly in accordance with the approved details.
Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

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. 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.

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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. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

5. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 12th October 2026, the obligations in which relate to this development.

Recommendation and conditions/reasons agreed:

HMM

Date: 14 October 2026

REMEMBER - The earliest date for a decision on this application is: **9 July 2025**

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