

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date:	26 September 2025
Application Number:	250478
Location:	Glebelands, Woolf Drive, Wokingham, RG40 1DU
Proposal:	Full application for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus external alterations including repairs, installation of roof level PV panels and changes to fenestration.
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 102.30A - Car Park Plan, 102.035 - Roof details, 102.019B - Elevation / Section 5, 102.016C Elevation / Section 2, 102.015C Elevation / Section 5, 102.013A - Technical Constraints Plan, 102.011B - Ground and First Floor plans, 102.010B - Lower Ground Floor Plans, 102.012A - Second Floor and Roof Plans, 102.018C Elevation / Section 4, 102.017C Elevation / Section 3 and Location Plan 10201 received by the local planning authority on 27/02/2025, 09/06/2025 and 22/07/2025. 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. Materials and finishes - Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable, including a brick sample panel of a minimum of 1m x 1m. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;

2. the material, size, texture, colour, profile, and source of cladding;
3. the material, size, texture, colour, profile, and source of stonework;
4. the material, size, texture, colour, profile, and source of roofing materials;
5. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;
6. 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.

4. Details of windows and doors - Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all external and internal windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

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.

5. Attachment details - Notwithstanding information shown on the submitted drawings, no works shall commence on site until full details of all attachment between historic fabric and new construction, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of brick toothing in, roof attachment through lead flashing or similar and any other attachment. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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.

6. Details of mechanical and electrical services - Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all new mechanical and electrical services, including vents, flues, pipework, cabling, lighting or works associated with building regulations/fire regulations or other similar works have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans, and shall illustrate the nature of materials and finishes and methodology for installation. Drawings shall be at a minimum scale of 1:20, with details at a scale of 1:5. The works shall then be implemented in strict accordance with the approved details.

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.

7. Drainage details - Prior to the laying of foundations in the ground, full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) The existing drainage regime and calculations indicating the existing runoff rate from the site.
- 2) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 3) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 4) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 5) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

8. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify the planting of a cedar (1 x Cedrus libani) being a minimum of 1.5cm in height at the time of planting 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 seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

9. Protection of trees - No development or other operations shall take place except in complete accordance with the BS:5837 'Tree Survey and Arboricultural Impact Assessment in Accordance with BS5837:2012 11307 7.3.25' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

10. Parking to be provided - No part of any proposed development hereby permitted shall 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.

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 this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

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, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

BJC

Recommendation and conditions/reasons agreed:

Date: 22.09.25

REMEMBER - The earliest date for a decision on this application is: **26 June 2025**