

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 October 2025

Application Number: 251843

Location: Broadacre Place, Broadcommon Road, Hurst,
Wokingham, RG10 0RE

Proposal: Full application for the proposed partial change of use of existing building to residential to create 1no. dwellinghouse, along with changes to fenestration to include installation of rooflights, plus removal of existing mobile 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:

- 2025BP2 (received 05/08/2025)
- 2025BP3 (received 05/08/2025)
- EV Charging Point Plan (received 05/09/2025)

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. The dwellinghouse hereby approved shall only be occupied by a person (s) solely or mainly employed for the care of polo ponies on the land, and any dependants of that person(s).

When the land ceases to be used for the keeping of not less than five polo ponies or is used for the keeping of anything other than polo ponies, the use of the building for residential purposes shall cease.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the specific needs of the site, being the need to care for polo ponies. The land also comprises an adequate acreage for polo pony stabling but it would be inadequate for other forms

of equestrian use, resulting in an unsustainable use at the existing level of intensity. Relevant Policies: NPPF (Paragraph 84) and Core Strategy: CP3 and CP11.

4. Within one month of the occupation of the dwellinghouse hereby approved, the use of the existing mobile home for residential purposes (as seen on plan number 2025BP2) shall cease.

Within three months of the occupation of the dwellinghouse hereby approved, the existing mobile home shall be removed from the site, and the land restored to its original condition before the development took place.

Reason: In the interests of safeguarding visual amenities and the openness of the Countryside. Relevant policy: Core Strategy policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Cycle parking details required - Prior to the occupation of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form 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.

6. Bin collection area - The development shall not be occupied until details of on-site collection area(s) for refuse and recyclable materials have been submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

Informatives

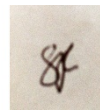
1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an

Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. 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:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 12.9.25

REMEMBER - The earliest date for a decision on this application is: **28 August 2025**