

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251474

Location: Springfields, Trowes Lane, Swallowfield, Wokingham, RG7 1RN

Proposal: Full application for the proposed erection of a side extension to existing barn for storage and restoration of vintage vehicles.

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:

- 25.12-105 Revision C (received 01/09/2025)
- 25.12-106 Revision A (received 26/08/2025) - 25.12-107 (received 20/06/2025)
- Arboricultural Report [Mark Welby, 27th August 2025, ref: MW.2508.STL.AIA] (received 01/09/2025)
- Non-licensed Avoidance Measures for Great Crested Newts (received 23/06/2025)

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. External materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified on the approved plans/application form unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

4. The development hereby permitted shall only be used by the occupants of the dwellinghouse (currently known as Springfields) for personal/hobby use, and at no

time shall be used for commercial purposes; or segregated, sold, leased, rented or used separately from Springfields or by any other persons.

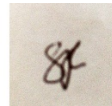
Reason: In the interests of visual amenity and safeguarding the openness and rural character of the Countryside. Relevant policy: Core Strategy policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to tree protection.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

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

Recommendation and conditions/reasons agreed:

Date: 12.9.25

REMEMBER - The earliest date for a decision on this application is: **16 July 2025**