

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 April 2026

Application Number: 260239

Location: Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Proposal: Retrospective application for single-storey extension to existing café.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered

- 2203-P102 Rev.P2 (received 29/01/2026)
- 2203-P501 Rev.P2 (received 29/01/2026)
- 2203-P502 Rev.P2 (received 29/01/2026)

The development shall be carried out in accordance with the approved details.

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.

Informatives

1. 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; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

2. 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 23 March 2026

REMEMBER - The earliest date for a decision on this application is: **19 March 2026**