

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 January 2026

Application Number: 252724

Location: 3 Bushell Way, Arborfield, Wokingham, RG2 9FQ

Proposal: Full application for the change of use to a mixed use of residential and hair salon with associated parking. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (Site Block Plan) & (22410-4 02 C), received by the local planning authority on 05/11/2025, 12/11/2025 & 13/11/2025. The development shall be retained 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 retained in accordance with the application form and associated details hereby approved.

2. In the event that the hair salon use ceases, the premises shall thereafter revert to use solely as a single dwellinghouse (Use Class C3), and no further commercial use shall take place.

Reason: In the interests of protecting residential amenity and the character of the area, and to ensure that the premises do not give rise to an inappropriate or intensified commercial use once the hair salon ceases, in accordance with Policies CP1 & CP3 of the Core Strategy.

3. Restriction of change of use - The area identified as 'Existing Hair Salon' on the drawing numbered (22410-4 02 C) shall not be used for any other purpose than a hair salon business (including any other purpose in Class E; of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The site is only suitable for the use specified because of the special circumstances of the site. Relevant policy: Core Strategy policies CP1 & CP3.

4. Client parking - The parking space labelled '1 & 2' on the submitted Site Block Plan shall be kept available for the parking of clients during the hours of operation for the hair salon.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 and 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.



Recommendation and conditions/reasons agreed:

Date: 15 January 2026

REMEMBER - The earliest date for a decision on this application is: **4 December 2025**