

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 May 2026

Application Number: 250787

Location: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

Proposal: Full application for the proposed erection of replacement study outbuilding. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered 294-02, 294-02a, 294-03, 294 -04, 294-05, 294-06 and 294-10 received by the local planning authority on 7 April 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.

2. Incidental accommodation - The outbuilding hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse. It shall not be used as living accommodation, for overnight sleeping, or as a separate unit of residential accommodation at any time.

Reason: To ensure that the outbuilding remains incidental to the enjoyment of the dwellinghouse and does not result in an intensified or independent residential use within an area at risk of flooding, in the interests of managing flood risk and safeguarding the openness of the Green Belt. Relevant policy: Policy CP12 of the Core Strategy, Policies CC09 and TB01 of the Managing Development Delivery Local Plan and the National Planning Policy Framework.

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: 29/05/26

REMEMBER - The earliest date for a decision on this application is: **25 June 2025**