

PERMISSION IN PRINCIPLE
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 August 2026
Application Number: 253122
Location: Land at Cooks Hill Cottage, Bath Road, Knowl Hill
Proposal: Permission in Principle application for the erection of up to 2 dwellinghouses, plus the retention of the existing Cooks Hill Cottage.
Recommendation: Approve

Conditions and/or Reasons

1. Permission is granted in principle for residential development comprising the erection of up to 2 dwellings within the site shown on the submitted Location Plan 2778 A001P4 received 22/12/2025.

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 biodiversity impacts.

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.

Recommendation and conditions/reasons agreed:

JMM

Date: 17 July 2026

REMEMBER - The earliest date for a decision on this application is: **15 July 2026**