



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND)

Mr. Mark Campbell
Squires Planning
Unit 2-3
Dorcan Business Village
Murdock Road
Dorcan, Swindon, SN3 5HY

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 251129

Applicant Name: Darcliffe Homes Limited

Site Address: Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ

Proposal: Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout (part retrospective)

Date of Decision: 5 November 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

Nothing herein contained shall be deemed to affect or vary the conditions imposed by reserved matters approval 200951, dated 16/12/2020 pursuant to outline planning approval 161529 (APP/X0360/W/17/3167142) dated 02/07/2018 as varied by S73 application 251387 dated 05/11/2025 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Conditions 1, 2, 3, 4, 5, 6 and 10 now read:

1. Outline Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by appeal decision APP/X0360/W/17/3167142 (planning reference 161529) dated 2nd July 2018 as varied by 251387 dated 05/11/2025 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by 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

The development hereby permitted shall be carried out in accordance with the following approved plans:

25-J4742-01-001.1 - Coloured Site Layout Plan
25-J4742-01-003 - Parking Plan
PA-RM-AH-002 D – Proposed Boundary & Finishes Site Layout
25-J4742-05-001-Street Scenes A-A and B-B
25-J4742-05-002-Street Scenes C-C and D-D
220-0101 C1 – Planting Plan
220-402 – Landscape Maintenance Plan April 2020
H1147 - TR03 – Site Junction Tracking
H1342 - TR04 – Site Turning Head
H1342 - TR05A - Private Parking Tracking
25-J4742-02-001-Plots 1 and 2 Floor Plans and Elevations (for plot 1 only)
25-J4742-02-002-Plots 3 and 6 Floor Plans and Elevations
25-J4742-02-003-Plots 4 and 5 Floor Plans and Elevations
25-J4742-02-004-Plots 7 and 8 Floor Plans and Elevations
25-J4742-02-005-Plots 9 and 13 Floor Plans
25-J4742-02-006-Plots 9 and 13 Elevations
25-J4742 -02-007A-Garages Plots 2,7 and 8
25-J4742 - 02-008-Plot 2 Floor Plans and Elevations

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. Materials

The buildings hereby approved shall be constructed in accordance with the external facing material details submitted within this application, detailed within the Squires Planning Cover Letter dated 9 May 2025 and RM C3 Sample Photos Rev 09 05 25 received by the LPA on 12/05/2025, unless otherwise agreed in writing by 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. Drainage details

The development hereby approved shall be carried out in full accordance with the following details:

Drawing H1342 402F-Site Layout & Drainage
Drawing H1342 406A-Private Drainage Details
Drawing H1342 407A-Adoptable Drainage Details
Drawing H1342 436 - Design Exceedance
Aventus Design Drainage Strategy Report

The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policies: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Highway construction details

The development hereby approved shall be carried out in full accordance with the following details:

Drawing H1342 401C-Site layout & Levels
Drawing H1342 405B-Highway Construction Details
Drawing H1342 420G-S278 Long Sections.

The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, 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 roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

6. Electric Vehicle Charging

The development hereby approved shall be carried out in full accordance with the details shown on the Darcliffe Homes document EVC Strategy – APR 25. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Obscure Glazing and 1.7m Opening Height

The following windows of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Plots 1&2: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 3&6: First floor: Master en-suite, bath.

Plots 4&5: First floor: Dressing window on side elevation, master en-suite, en-suite

Plots 7&8: First floor: Master en-suite, en-suite, bath, dressing room; second floor: bath.

Plots 9-13: First floor: Bath window on side elevation for plots 9 and 13.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

All other conditions of planning permission 200951 dated 16/12/2020 pursuant to outline planning approval 161529 (APP/X0360/W/17/3167142) dated 02/ 07/2018 as varied by S73 application 251387 dated 05/11/2025 apply to this planning permission, viz:

1. As above.

2. As above.

3. As above.

4. As above.

5. As above.

6. As above.

7. Parking and turning

No dwelling shall be occupied until the vehicular accesses, garages, driveways, parking and turning areas to serve it, including the unallocated, visitor and electric vehicle charging spaces, have been provided in accordance with the plans hereby approved.

The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times and the turning spaces shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Parking Management Plan

Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety. Relevant policies: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Bin collection area

No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

10. As above.

11. High level rooflights

All rooflight windows in all elevations of the approved drawings shall have a sill height of not less than 1.7 metres above the finished internal floor level of the room in which the window is installed, and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

12. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area including countryside and neighbouring amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see the Council's website.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 14 December 2020, the obligations in which relate to this development.

3. 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:

- a full pre-application process was undertaken by the applicant;
- extending the determination period of the application to allow for amended plans to be submitted addressing concerns relating to highway safety and landscaping.

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.

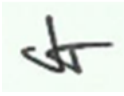
4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

6. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

7. The developer is encouraged to utilise available technologies to reduce water consumption to achieve internal potable water consumption targets of 105 litres or less per person per day and for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources. Installation of appropriate heating and ventilation system to reduce energy consumption will be encouraged.

Signed:

A handwritten signature in black ink, appearing to be 'Justin Turvey', is written over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth Date: 05/11/2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:

Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](#) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](https://www.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).