

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 29 January 2026

**Application Number:** 252971

**Location:** 50 Heathermount Drive, Crowthorne, Wokingham, RG45 6HN

**Proposal:** Full application for the change of use to a mixed residential and commercial use and the erection of a single storey side extension to create a home distillery plus changes to fenestration. (Retrospective)

**Recommendation:** Approve

## **Conditions and/or Reasons**

### 1. Approved details

This permission is in respect of the submitted application plans and drawings numbered PP-14462416v1, TQRQM25338160518027, NDAD-FP-01, NDAD-FP-02, 001, 002, 003 and 004 received by the local planning authority on 04/12/2025. The development shall be carried out 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 carried out in accordance with the application form and associated details hereby approved.*

2. The distillation use hereby permitted, shall not operate other than between the hours of Monday to Friday 08:00-17:00 and not on National or Bank Holidays.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

3. Any deliveries to and from the site associated with the distillery use hereby permitted, shall only operate between Monday to Friday between 08:00-17:00 and Saturdays between 09:00-17:00.

*Reason: To safeguard residential amenities and to ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC06.*

4. No external plant or external machinery associated with the distillation use shall be installed unless approved in writing by the Local Planning Authority.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

5. There shall be no public access or on-site retail activity associated with the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To safeguard residential amenities and to ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC06.*

### **Informatives**

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. The applicant may need to apply for Building Regulations approval. Please contact the WBC Building Control Team to discuss.

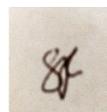
<https://www.bcsolutions.org.uk/>

5. 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:

- The submitted rebuttal being made public in response to Parish comments.

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:



Date: 23.1.26

**REMEMBER** - The earliest date for a decision on this application is: **31 December 2025**