

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 December 2025

Application Number: 252380

Location: 94 Reading Road, Finchampstead, Wokingham, RG40 4RB

Proposal: Full application for the proposed erection of a storage outbuilding, repositioning of the main entrance gate, demolition of a side extension of the existing main building, erection of a barrier and changes to site layout plus additional car parking spaces.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of 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

This permission is in respect of the submitted application plans and drawings numbered:

- 2656-P4 (received 02/10/2025)
- 2656-P5 (received 17/10/2025)
- 2656-P6 Rev.A (received 18/11/2025)
- 2656-P£ Rev.C (received 18/11/2025)
- 2656-D1 (received 01/12/2025)
- 00.25313-ACE-00-ZZ-DR-C-2390 Rev.P1 (received 03/12/2025)

The development shall be carried out in accordance with the approved details.

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. External materials

The materials to be used in the construction of the development hereby permitted shall be as specified on the approved plans/application form 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 the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Parking Management Plan

Prior to the occupation of the development, a Parking Management Strategy for the management of the on-site staff and visitor parking shall be submitted to and approved in writing by the local planning authority. The management of the parking shall be in accordance with the approved details thereafter.

Reason: Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

5. External Lighting

No external lighting shall be installed or affixed to the storage outbuilding hereby approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and ecological safeguarding. Relevant Policies: Core Strategy Policies CP1, CP3, CP7 and CP11 and MDD Local Plan Policy TB23.

Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

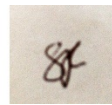
3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. 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 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 parking provision and highway safety.

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:

A small, square, light-colored stamp containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 10.12.25

REMEMBER - The earliest date for a decision on this application is: **7 November 2025**