

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 26 January 2026
Application Number: 252863
Location: 1 Palmerstone Road, Earley, Wokingham, RG6 1HL
Proposal: Full application for the proposed change of use of the building to residential institution (Use Class C2).
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 labelled/numbered Location Plan,

Site Plan, 1000-XX-00-DR-A-1000, 1000-XX-00-DR-A-1001 & 1000-XX-00- DR-A-2001 received by the local planning authority on 20/11/25, 27/11/25 & 01/12/25. 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.

3. Parking to be provided - The development shall not be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Cycle parking to be provided - The development shall not be occupied or used until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. The development hereby permitted shall be used only as a children's care home and for no other purpose within Use Class C2 (Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure the development is used only for the purpose applied for, in the interests of proper planning, as alternative uses within Use Class C2 may result in different impacts which would require separate assessment against material planning considerations. Relevant policies: Core Strategy policy CP3 & CP9.

Informatics

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. 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.
3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Occupation of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.



Recommendation and conditions/reasons agreed:

Date: 26 January 2026

REMEMBER - The earliest date for a decision on this application is: **22 December 2025**