

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 December 2025

Application Number: 252410

Location: Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR

Proposal: Full application for the change of use of land to residential garden plus the associated erection of boundary fencing. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered MA0248.01.01 Rev B received by the local planning authority on 27th October 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. Landscaping

Plant a native hedge to southern boundary of garden consisting of the following species; *Crateagus monogyna*, *Prunus spinosa*, *Euonymus europaeus*, *Ligustrum vulgare*, *Corylus avellana*, *Malus sylvestris*, *Lonicera periclymenum*, *Rosa canina*. Bare root plants to be planted is a double line offset by 50cm, plants to be offset by 40cm. Biodegradable animal guards to be included.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Recommendation and conditions/reasons agreed:



Date: 22/12/25

REMEMBER - The earliest date for a decision on this application is: **17 November 2025**