



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Oliver Neagle
Neagle Planning
3-5 Middle Way
Summertown
Oxford

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 252302

Applicant Name: University of Reading

Site Address: Urs Building, Whiteknights Campus, Reading,
Shinfield Road

Proposal: Application to vary condition 2 of Listed Building
Consent 243128 for the proposed external and
internal refurbishment, repairs and alterations
consisting of replacement windows and doors;
replacement roofs, including new roof lights, cowls
and lanterns; installation of solar panels; concrete
repairs; full mechanical and electrical services
upgrade; erection of two external staircases; new
detached bin and bike store, and hard and soft
landscape and accessibility improvements.
Condition 2 refers to the approved details, and the
variation is for internal alterations.

Date of Decision: 14 July 2026

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

Alternative condition 2

Approved plans

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans:

Existing Location Plan - 2360383-ACG-W033-ZZ-DR-A-19000 - P10 Landscape

removal Plan - 2360383-ACG-W033-01-DR-A-18100 – P5

Proposed Site Plan - Ph2 2360383-ACG-W033-RF-DR-A-18200 - P3

Proposed Site Plan Ph3 - 2360383-ACG-W033-RF-DR-A-18300 – P12 Landscape
 Plan - 2360383-ACG-W033-RF-DR-A-18310 – P7
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10201 - P1
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10202 - P1
 GA 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10210 - P3
 GA 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10211 - P3
 GA 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10212 - P3
 GA 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10213 - P3
 GA 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10214 - P3
 GA 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10215 - P3
 GA RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10217 - P2
 0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 – P5
 1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 – P5
 2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 – P4
 3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 – P4
 4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 – P4
 5 Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10315 - P3
 B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10316 - P3
 RF Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10317 - P4
 Demo 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10121 - P4
 Demo 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10122 - P4
 Demo 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10123 - P4
 Demo 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10124 - P4
 Demo 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10125 - P4
 Demo 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10126 - P4
 Demo RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10127 - P3
 Demo 3d S Ph2 - 2360383-ACG-W033-ZZ-DR-A-10128 - P2
 Demo 3d N Ph 2 - 2360383-ACG-W033-ZZ-DR-A-10129 - P2
 Demo All Plans All Phases - 2360383-ACG-W033-ZZ-DR-A-10140 - P9
 Demo 3d S All Phases - 2360383-ACG-W033-ZZ-DR-A-10141 - P9
 Demo 3d N All Phases - 2360383-ACG-W033-ZZ-DR-A-10142 - P9
 Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 – P5
 Demo 1 Plan Ph2-3 - 2360383-ACG-W033-01-DR-A-10132 – P5
 Demo 2 Plan Ph2-3 - 2360383-ACG-W033-02-DR-A-10133 – P5
 Demo 3 Plan Ph2-3 - 2360383-ACG-W033-03-DR-A-10134 – P5
 Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 – P5
 Demo 5 Plan Ph2-3 - 2360383-ACG-W033-RF-DR-A-10136 - P3
 Demo B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10137 - P3
 3d FFE S Ph3 - 2360383-ACG-W033-ZZ-DR-A-60301 - P10
 3d FFE N Ph3 - 2360383-ACG-W033-ZZ-DR-A-60302 - P10
 RCP All Plans Ph3 - 2360383-ACG-W033-ZZ-DR-A-13300 - P10
 Section AA Ph2 - 2360383-ACG-W033-ZZ-DR-A-30200 - P4
 Section BB-CC-DD-EE Ph2 - 2360383-ACG-W033-ZZ-DR-A-30201 - P4
 Section FF Ph2 - 2360383-ACG-W033-ZZ-DR-A-30202 - P3
 Section AA Ph3 - 2360383-ACG-W033-ZZ-DR-A-30300 - P13
 Section BB-CC-DD-EE Ph3 - 2360383-ACG-W033-ZZ-DR-A-30301 - P13 Section
 FF Ph3 - 2360383-ACG-W033-ZZ-DR-A-30302 - P11
 Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21200 - P5
 Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21201 - P5
 Elev E-W Ph2 - 2360383-ACG-W033-ZZ-DR-A-21202 - P5

Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21203 - P5
 Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21204 - P5
 Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21205 - P5
 Elev N Ph3 - 2360383-ACG-W033-ZZ-DR-A-21300 - P10
 Elev S Ph3 - 2360383-ACG-W033-ZZ-DR-A-21301 - P10
 Elev EW Ph3 - 2360383-ACG-W033-ZZ-DR-A-21302 - P10
 Elev E II-JJ-KK Ph3 - 2360383-ACG-W033-ZZ-DR-A-21303 - P8
 Elev EW LL-MM-NN Ph3 - 2360383-ACG-W033-ZZ-DR-A-21304 - P8
 Elev W OO-PP-QQ Ph3 - 2360383-ACG-W033-ZZ-DR-A-21305 - P8
 Window study- N Elev - 2360383-ACG-W033-ZZ-DR-A-21400 - P4
 Window study- S Elev - 2360383-ACG-W033-ZZ-DR-A-21401 - P4
 Demo Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21120 - P6
 Demo Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21121 - P6
 Demo Elev EW Ph2 - 2360383-ACG-W033-ZZ-DR-A-21122 - P6
 Demo Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21123 - P5
 Demo Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21124 - P5
 Demo Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21125 - P5
 Demo Elev N Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21130 - P8
 Demo Elev S Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21131 - P8
 Demo Elev EW Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21132 - P8
 Demo Elev E II-JJ-KK Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21133 - P8
 Demo Elev EW LL-MM-NN Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21134 - P8
 Demo Elev W OO-PP-QQ Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21135 - P8
 Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 – P12
 Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 – P12
 Roof lanterns 1 - 2360383-ACG-W033-ZZ-DR-A-29200 - P1
 Roof lanterns 2 - 2360383-ACG-W033-ZZ-DR-A-29201 - P1
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 – P7
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 – P7
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36320 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36321 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 – P7
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 – P7
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 – P7
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 – P7
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36350 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36351 - P6
 Typical Services Integration - 2360383-ACG-W033-ZZ-DR-A-32300 - P6 Proposed
 Plan details-corner window - 2360383-ACG-W033-ZZ-DR-A-41200 - P9
 Proposed Plan details-oriel window - 2360383-ACG-W033-ZZ-DR-A-41201 - P9
 Proposed Plan details-plant doors - 2360383-ACG-W033-ZZ-DR-A-41202 - P6
 Proposed Plan Details- New Stair External Wall - 2360383-ACG-W033- ZZ-DR-A41300 - P6
 Proposed Section details-roof eaves - 2360383-ACG-W033-ZZ-DR-A-42200 - P9
 Proposed Section details-cladding/window - 2360383-ACG-W033-ZZ-DR-A- 42201 - P9
 Proposed Section details-roof verge longitudinal - 2360383-ACG-W033- ZZ-DR-A 42202 - P9
 Proposed Section details-roof courtyard - 2360383-ACG-W033-ZZ-DR-A- 42203 - P9

Proposed Section details-lantern rooflight - 2360383-ACG-W033-ZZ-DR- A-42204 - P9

Proposed Section details-oriel window - 2360383-ACG-W033-ZZ-DR-A- 42205 - P9

Proposed Section details-cowl - 2360383-ACG-W033-ZZ-DR-A-42206 - P7

Proposed Section details- Roof Ridge Section Lantern - 2360383-ACG- W033-ZZDR-A-42207 - P6

Proposed Section details- External Louvre Double Door - 2360383-ACG- W033-ZZDR-A-42208 - P6

Proposed Section details- Cill and Fascia - 2360383-ACG-W033-ZZ-DR- A-42209 - P6

Proposed Section details- Glazed Link - 2360383-ACG-W033-ZZ-DR-A- 42211 - P6

Proposed Section details- Window section comparison - 2360383-ACG- W033-ZZDR-A-42290 - P4

Typical window 1- Gutter/Concrete Upstand - 2360383-ACG-W033-ZZ-DR- A-42291 - P1

Typical window 2- Oriel 2360383-ACG-W033-ZZ-DR-A-42292 - P1

Typical window 3- Existing aluminium cladding - 2360383-ACG-W033-ZZ- DR-A42293 - P1

Typical window 4- Gutter/roof abutment - 2360383-ACG-W033-ZZ-DR-A- 42294 - P1

Typical window 5- Double height - 2360383-ACG-W033-ZZ-DR-A-42295 - P1

Typical window 6- Precast panel - 2360383-ACG-W033-ZZ-DR-A-42296 - P1

Proposed Section details- New Staircore Details - 2360383-ACG-W033- ZZ-DR-A42300 - P5

Bin Bike Store - 2360383-ACG-W033-ZZ-DR-A-90300 - P6

Internal Screen Elevations 01 - Stair Core 4-2360383 ACG-W033-ZZ-D- A-27052-P5

Internal Screen Elevations 02 - Stair Core 4- 2360383 ACG-W033-ZZ-D- A-27053-P5

Internal Screen Elevations 03 - Stair Core 3-2360383 ACG-W033-ZZ-D- A-27054-P5

Internal Screen Elevations 04 - Stair Core 3-2360383 ACG-W033-ZZ-D- A-27055-P5

Internal Screen Elevations 05 - Stair Core 1- 2360383 ACG-W033-ZZ-D- A-27056-P5

Internal Screen Elevations 06 - Stair Core 1- 2360383 ACG-W033-ZZ-D- A-27057-P5

Internal Screen Elevations 07 - Level 1 Corridor - 2360383-ACG-W033- ZZ-D-A-27058-P5

Internal Screen Elevations 08 - Lightwell A - 2360383 ACG-W033-ZZ-D- A-27059-P5

Internal Screen Elevations 09 - Lightwell B - 2360383 ACG-W033-ZZ-D- A-27060-P5

Internal Screen Elevations 10 – Misc - 2360383-ACG W033- ZZ-D-A-27061-P5

Received 11th and 17th December 2024, 28th February 2025 and 25th September 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved.

All other conditions of planning permission 243128 apply to this planning permission viz (as updated by discharge of condition application 252083:

1. Time Limit

The works hereby permitted shall commence before 12 March 2028.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans

See above.

Reason: See above.

3. Windows/ External Glazed Screen & External Doors

The new and replacement windows, glazed exterior screens, and exterior doors shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-D-A-21300-Elevation North Phase 3; Drawing W033-2360383-ACG-XX-ZZ-D-A-21301-Elevation South Phase 3; Drawing W033-2360383-ACG-XX-ZZ-D-A-21302-Elevation East West Phase 3;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42289-Typical Door Detail K – Main entrance;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42290-Window section comparison;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42291-Typical Window A - Gutter-Concrete Upstand

? Drawing W033-2360383-ACG-XX-ZZ-DR-A-42292-Typical Window B - Oriel; ?

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42293-Typical Window C - Existing aluminium cladding;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42294-Typical Window D - Gutter-roof abutment;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42295-Typical Window E - Double height;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42296-Typical Window F - Pre- Cast Panel;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42298 P2 -Typical Window H - Stair Glazing;

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42299-Typical Window J -Lancet.

Received 9 September 2025 and 27 October 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Roof Lights

The new rooflights hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-D-A-42200-XX-Proposed Section Details-Roof Eaves;

Drawing W033-2360383-ACG-XX-ZZ-D-A-42219-XX-Proposed Section Details-Roof Light

Received 9th September 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public:

*Information that can be seen and used by everyone inside and outside the Council.
(Conserving and Enhancing the Historic Environment) and Managing Development
Delivery Local Plan policy TB24.*

5. Roof Cowl Units

The new roof cowl units hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

W033-2360383-ACG-XX-ZZ-D-A-42206-XX-Proposed Section Details-Cowl; W033-2360383-ACG-XX-ZZ-D-A-42220-XX-Proposed Section Details-Roof Cowl

Received 9th September 2025

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council.
(Conserving and Enhancing the Historic Environment) and Managing Development
Delivery Local Plan policy TB24.*

6. Replacement Aluminium Sheet Covering to the Roof and Walling

The replacement of the aluminium sheeting covering of the roof and walling shall be carried out and maintained thereafter in accordance with the following material 'Aluminium Sheet covering – 13 Plain Aluminium Stucco Finish' (as approved under application 252083).

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council.
(Conserving and Enhancing the Historic Environment) and Managing Development
Delivery Local Plan policy TB24.*

7. Roof Lantern Lights

The new glazed roof lanterns hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-D-A-29200-2A-Roof Lanterns 1 Envelope;

Drawing W033-2360383-ACG-XX-ZZ-D-A-29201-2A-Roof Lanterns 2 Envelope;

Drawing W033-2360383-ACG-XX-ZZ-D-A-42204-P16 -Proposed Section Details-Lantern Rooflight

Drawing W033-2360383-ACG-XX-ZZ-D-A-42207-P12 - Proposed Section Details-Roof Lantern Ridge

Received 9th September and 9th December 2025

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council.
(Conserving and Enhancing the Historic Environment) and Managing Development
Delivery Local Plan policy TB24.*

8. Matching External Finishes

All works of repair and making good to the external fabric of the URS Building shall be finished to match the adjacent retained existing, with regard to the material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

9. Repairs to Concrete Structure/Elements

Works of repair to the concrete fabric of the URS Building shall be undertaken in accordance with the URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell, unless otherwise agreed in writing by the local planning authority prior to any changes being implemented.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Materials of external stair cores

Notwithstanding the details submitted, no works are to be undertaken in respect of the external stair cores and lift shaft until full details and a physical sample of the aluminium cladding with the textured perforations, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

11. New Openings to External Walling For Louvred Vents/Intakes

The new openings through the external walling for the new louvred extraction/intakes shall be carried out and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-DR-A-42297 P2 -Typical Window 7-New Louvre Opening

Received 27th October 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

12. Louvred Openings

The new louvres hereby permitted shall be installed and maintained thereafter in accordance with the following plans (as approved under application 252083):

Drawing W033-2360383-ACG-XX-ZZ-D-A-42209-XX-Proposed Section Details-Lean to Roof-Louvre Vent

Received 9th September 2025

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council.

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

13. Roof Guttering Channel End Detailing

Notwithstanding the details submitted, no works to form the new roof covering shall take place until details of the form of the ends to the new replacement rainwater channels to the sloping roofs have been submitted and approved in writing by the local planning authority. These should replicate as closely as possible the existing detailing in all meaningful characteristics (dimensions, profiles and materials). Works to form the rainwater channels shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

14. Brick Slip Pavers

Notwithstanding the details submitted no works shall take place to take-up, repair and/or refurbish the brick paver ground treatment to the under-croft area of the URS Building or those other locations around and in the building where used, until full details have been submitted to and approved in writing by the local planning authority. These details shall include:

- Precise tile colour.
- The methodology for the repairs and refurbishment of the brick pavers (including the grouting medium to be used).
- Anti-slip measures (to include the extent/location of where the edging brick to the steps are to be used).

Works to the brick pavers shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered

for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

3. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

4. The applicant is reminded that separate planning permission is also required for these works.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth
Date: 14 July 2026

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 \(wokingham.gov.uk\)](http://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 \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

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).