

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 10 February 2026

Application Number: 253069

Location: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Proposal: Full planning application for the proposed partial change of use of an existing building to residential use to create 1no. dwelling house, including alterations to fenestration and the installation of rooflights, alongside the erection of a front porch, following the demolition of an existing mobile home.

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 (25072- PL 100 Site and Location Plan), (25072- PL 101 Existing Plans and Site Plan), (25072- PL 102 Existing Elevations and Sections), (25072- PL 103 Proposed Plans), (25072- PL 104 Proposed Elevations), (25072- PL 105 Proposed Site Plan), (25072- PL 106 Proposed Internal Elevations) received by the local planning authority on 16/12/2025. 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.

3. The dwellinghouse hereby approved shall only be occupied by a person(s) solely or mainly employed for the care of polo ponies on the land, and any dependants of that person(s). When the land ceases to be used for the keeping of not less than five polo ponies or is used for the keeping of anything other than polo ponies, the use of the building for residential purposes shall cease.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the specific needs of the site, being the need to care for polo ponies. The land also comprises an

adequate acreage for polo pony stabling but it would be inadequate for other forms of equestrian use, resulting in an unsustainable use at the existing level of intensity. Relevant Policies: NPPF (Paragraph 84) and Core Strategy: CP3 and CP11.

4. Within one month of the occupation of the dwellinghouse hereby approved, the use of the existing mobile home for residential purposes (as seen on plan number 2025BP2) shall cease. Within three months of the occupation of the dwellinghouse hereby approved, the existing mobile home shall be removed from the site, and the land restored to its original condition before the development took place.

Reason: In the interests of safeguarding visual amenities and the openness of the Countryside. Relevant policy: Core Strategy policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Cycle parking - details required

Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form 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.

6. Bin collection area

No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

Informatives

1. 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.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current

chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.02.2026

REMEMBER - The earliest date for a decision on this application is: **9 February 2026**