

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 August 2025

Application Number: 251381

Location: Sonning Golf Club, Duffield Road, Reading, RG4 6GJ

Proposal: Full application for the proposed erection of a single storey building to form a Pro shop following demolition of the existing starters hut building.

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 Proposed Plans and Elevations PL.610, Proposed Site Plan PL.510 and Site Location Plan PL.500 received by the local planning authority on 10/06/2025. 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. External materials - The materials to be used in the construction of the external surfaces of the building hereby permitted shall in strict accordance with the hereby approved drawing Proposed Plans and Elevations PL.610.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Hours of operation - The building hereby permitted shall not operate outside of the operational hours of Sonning Golf Club.

Reason: To avoid inappropriate intensification of commercial use within the countryside. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. 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.

2. Please note that this permission has been granted subject to the statutory 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. Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease. You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and 'the biodiversity gain condition' has been discharged.

BJC

Recommendation and conditions/reasons agreed:

Date: 11.08.25

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