

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 22 October 2025

**Application Number:** 251473

**Location:** Mizuno House, 612 Reading Road, Winnersh, Wokingham, RG41 5HE

**Proposal:** Full application for the proposed erection of a single storey extension with external staircase and first floor walkway ancillary to the Community Centre and Place of Worship following removal of existing external staircase plus changes to fenestration.

**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 01 and 02A received by the local planning authority on 20/06/2025 and 27/08/2025. 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. Hours of work**

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken, and where remediation is necessary, a

remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of the approved remediation, a verification report must also be submitted to and approved in writing by the Local Planning Authority,

*Reason: To ensure that any contamination of the site is identified and to allow remediation to protect users of the site and the occupants of properties on adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

5. Development shall be carried out in accordance with the Flood Risk Assessment (Odyssey Developing Journeys, July 2025) received by the local planning authority on 27/08/2025 and so-retained thereafter.

*Reason: In order to ensure safe access and escape routes during a flood event in accordance with Core Strategy Policies CP1 and CP3.*

#### 6. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

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

### **Informatives**

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. 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.

4. During construction, the contractor shall employ best practicable means to control dust, noise and vibration in accordance with the principles of BS 5228 and relevant environmental guidance.

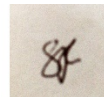
5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received.

This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- A Flood Risk Assessment was submitted following request.
- Photographic evidence provided of the existing hard standing.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Date: 22.10.25

**REMEMBER** - The earliest date for a decision on this application is: **18 September 2025**