

**PERMISSION IN PRINCIPLE**  
**DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 25 June 2026

**Application Number:** 253123

**Location:** Land at and adjoining Ynys Cottage, Bath Road, Knowl Hill

**Proposal:** Permission in Principle application for the erection of up to 4no. dwelling houses following demolition of existing buildings.

**Recommendation:** Approve

**Conditions and/or Reasons**

1. Permission is granted in principle for residential development (including demolition of existing buildings) comprising the erection of up to 4 dwellings within the site shown on the submitted Location Plan 2778 B001P4 received 22/12/2025.

**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.

Recommendation and conditions/reasons agreed:

A handwritten signature in grey ink, appearing to be 'JMM'.

Date: 1 July 2026

**REMEMBER** - The earliest date for a decision on this application is: **26 May 2026**