

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 April 2025

Application Number: 250273

Location: 32 Cirrus Drive, Shinfield, Wokingham, RG2 9FL

Proposal: Change use of a dwelling (use class C3a), to a children's home for two children (use class C2)

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:

Location Plan

Block Plan

030 - Proposed Floor Plan

Received 2nd, 17th and 21st February 2025

The development shall be carried out in accordance with the approved details.

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. Restriction of Use

The C2 use hereby permitted shall be carried on only for a Residential Children's Home and for no other purpose in Class C2 of the Schedule of the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order [with or without modification].

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the proposed use is acceptable in this location, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

4. Number of Children

The planned number of children occupying the home shall not exceed 2, unless otherwise agreed in writing by the local planning authority via a planning application made specifically for that purpose.

Reason: In the interests of highway safety and neighbouring amenity. Relevant policy: Core Strategy Policy CP3 and CP6.

5. Cycle storage details

Prior to the first use 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. Travel Plan

Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the 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. The requisite Travel plan would need to comply with the latest national and local guidance: a) NPPF Section 9 (Sustainable Transport), b) The Essential Guide to Travel Planning (DfT, March 2008), c) Delivering Travel Plans Through the Planning Process (DfT, April 2009), d) A Guide on Travel Plans for Developers (DfT) e) Making Residential Travel Plans Work (DfT, June 2007) All accessible at gov.uk. Additionally: a) WBC Transport Plan 3 and Active Travel Plan 2011 – 2026, b) WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance. All accessible at Wokingham.gov.uk

4. 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:

BJC

Date: 17.03.25

REMEMBER - The earliest date for a decision on this application is: **14 March 2025**