

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 January 2025

Application Number: 252624

Location: The Rose Toop Boatyard, Wargrave Road, Henley-On-Thames, RG9 3JD

Proposal: (Retrospective) Full application for retention of new internal surfaced track way.

Recommendation: Approve

Conditions and Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered Location and Block Plan (Drawing No.1245.PL.007g) received by the Local Planning Authority 14/11/2025 and Site Survey Plan (Drawing No.1245.PL.001u) received by the Local Planning Authority 18/12/2025. 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.

2. External materials

The materials of the proposed gate and hardstanding are to be constructed in accordance with the approved drawings and submitted application form unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the gate and access are satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

3. Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates other than hereby approved or barriers shall be erected unless set back a distance of at least 10 metres from the carriageway edge and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6

4. Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment by Tapp Associates dated October 2025 and the following mitigation measures it details:

- There shall be no raising of existing ground levels on the site, in accordance with the FRA

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage in accordance with paragraph 181 of the NPPF.

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.

BJC

Recommendation and conditions/reasons agreed:

Date: 12/01/25

REMEMBER - The earliest date for a decision on this application is: **16 December 2025**