

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 July 2025

Application Number: 251215

Location: 65 London Road, Twyford, Wokingham, RG10 9EJ

Proposal: Full application for the proposed change of use of the property to supported living accommodation (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 following plans:

25-06-13 - Site Plans

25-06-11 - Proposed Elevations

25-06-10 - Proposed Plans

Received 21st and 23rd May 2025 and 3rd June 2025.

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

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 5, 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. Parking to be permanently maintained

The vehicle parking spaces, as shown on the approved plans, shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

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 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.

3. The applicant is reminded that this approval is granted subject to conditions where further details are reequired. 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 otherwise the matter may be subject to enforcement action. If this is not clear please contact the case officer to discuss.

Recommendation and conditions/reasons agreed:



Date: 21/07/25

REMEMBER - The earliest date for a decision on this application is: **3 July 2025**