

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 11 August 2026
Application Number: 261338
Location: Newlands Mole Road, Sindlesham, Wokingham
Proposal: (retrospective) Full application for the erection of decking.
Recommendation: Approve

Conditions and/or Reasons

1. Temporary Permission

The decking hereby permitted shall be removed and the land restored to its former condition on or before 03/03/2029.

On or before that date, the decking, any bases/foundations associated with it, and all materials, equipment, and domestic paraphernalia brought onto the land in connection with the use shall be excavated and removed, and the land shall be restored to its former condition.

Reason: The site is within an area where the development would not normally be permitted and permission is only granted because the development is intended to serve the specific needs of the site, being the need to provide amenity and meeting spaces for the equestrian business. Relevant Policies: Core Strategy: CP3 and CP11.

2. Approved Details

This permission is in respect of the submitted application plans and drawings numbered/titled:

- 24/10/02 Rev.B – BLOCK PLAN (received 05/06/2026)
- 24/10/01 Rev.B – SITE PLAN (received 05/06/2026)
- 24/10/04 Rev.A – PROPOSED ACCOMMODATION (received 12/06/2026)

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.

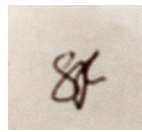
3. Use Restriction

The decking hereby permitted shall not be occupied or used at any time other than ancillary to the use of the mobile home approved under planning permission reference 253039, which is solely used in association with the on-site equestrian business approved under planning permission reference 250785.

Reason: The site is within an area where the development would not normally be permitted and permission is only granted because the development is intended to serve the specific needs of the site, being the need to provide amenity and meeting spaces for the equestrian business. Relevant Policies: Core Strategy: CP3 and CP11.

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:

Date: 20.7.26

REMEMBER - The earliest date for a decision on this application is: **13 July 2026**