

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 July 2026

Application Number: 260910

Location: Caretakers Bungalow, The Bulmershe School, Chequers Way, Woodley, Wokingham, RG5 3EJ

Proposal: Full application for the proposed change of use of the bungalow to educational space (Use Class F1) with associated external alterations.

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 and drawings numbered:

Proposed Site Plan - 260020-20-101

Proposed Floor Plan - 260020-30-101

Proposed Front and Rear Elevations - 260020-40-101

Proposed Site Elevations - 260020-40-102

received by the local planning authority on 15th April 2026. 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

3. External Materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the works hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3*

Informatives

1. Whilst the development does not fully accord with the policies contained within the development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the officer report.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
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: *MC*

Date: 30.06.2026

REMEMBER - The earliest date for a decision on this application is: **9 May 2026**