

ITEM 5.1

PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 4th DECEMBER – 31st DECEMBER 2024

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
241996	9 Wilderness Road	Householder application for the proposed single storey rear extension, along with a dropped kerb to facilitate vehicle access. Followed by a garage conversion to create habitable space and changes to fenestration. Erection of a proposed boundary wall, gates, and creation of a new access.	N/O	A
242290	85 Elm Road	Householder application for the proposed erection single storey side extension with skylights following the demolition of the existing garage.	N/O	A
242293	9 Rowland Way	Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).	N/O	A
242339	83 Wilderness Road	Householder application for the proposed single storey rear and two storey side extension with sky lights and changes to fenestration.	N/O	A
242371	5 Chatton Close	Householder application for the proposed erection of a single storey front extension, part first floor part two-storey side extension and a single storey rear extensions, along with a garage conversion to create habitable accommodation and changes to fenestration.	R	A
242437	125 Beech Lane	Householder application for the proposed erection of a two storey front, side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of game room.	N/O	A
242569	Annexe 14 Wyatt Crescent	Householder application for the proposed conversion of the existing detached garage to ancillary habitable accommodation along with changes to fenestration (part-retrospective).	R	A
242774	12 Compton Close	Householder application for the proposed part single storey part two storey rear extension.	R	A
242789	8 Barholm Close	Householder application for the proposed erection of first floor side/rear extension, with changes to existing fenestration.	N/O	A
242799	14 Wimblington Drive	Housholder application for the proposed raising of eaves on the front	N/O	A

APPENDIX A

		elevation at the ground floor - retrospective.		
242821	23 Chicory Close	Householder application for the proposed single storey side and rear extension, with 4 No. roof lights and the partial conversion of the existing garage.	N/O	A
242803	9 Launcestone Close	Householder application for the proposed single storey outbuilding.	R	A

N//O = No Objection. A = Approved. C/A = Conditional Approval. R= Refused. N/C = No Comment.
WD =Withdrawn. N/P = No Plans. P/D = Permitted Development

Dated: 31st December 2024

AGENDA ITEM 5.2

PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 31ST DECEMBER 2024

Planning Ref No:	Address	Application Details	Town Ward
242979	61 Wilderness Road RG6 7RR	Householder application for the proposed erection of a single storey rear extension with installation of roof lights, modifications to the roof and changes to fenestration following the demolition of the existing conservatory.	Redhatch
243069	2 Chicory Close RG6 5GS	Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration.	Hillside
243127	URS Building, Whiteknights Campus, RG6 6BW	Full application for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store; and hard and soft landscape and accessibility improvements.	Redhatch
243128	URS Building, Whiteknights Campus, RG6 6BW	Listed Building consent for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvements. This type of application does not require consultation and is for information only.	Redhatch
243134	Land adjacent to Wessex Hall, Whiteknights Road, RG6 6BQ	Full application for the proposed installation of a drainage bypass interceptor/separator.	Redhatch
243136	151 Hilmanton RG6 4HJ	Householder application for the proposed single storey front extension and garage conversion to create habitable accommodation.	Hillside
243146	15 Kensington Close, RG6 4EY	Householder application for the proposed single storey rear and single storey side extensions.	Cutbush
243158	33 Mays Close RG6 1JY	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Whitegates
243174	20 Culver Lane RG6 1DT	Householder application for the erection of an outbuilding.	Whitegates
243188	Hall Farm/Loddon Valley SDL	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points, landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4	x

		<p>motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m²). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park. This type of application does not require consultation and is for information only.</p>	
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Dated: 31st December 2024

AGENDA ITEM 7

WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Closed Enforcement Cases – November 2024

Address	Details	Outcome
14 Wimblington Drive	Building work not in accordance with approved plans 241383 (front elev)	Application submitted
19 Meadow Road	Wall between houses has been knocked down	No breach
20 Culver Lane	U/A fencing on front boundary not removed	Voluntary compliance
20 Culver Lane	Breach of condition 5 of consent 240123	No breach
23 Chicory Close	Roof overhang not in accordance with approved plans	Application submitted
24 Egremont Drive	Fully enclosed their front garden	Other
40 Culver Lane	Unauthorised outbuilding or fence at the rear of property	Voluntary compliance
43 Palmerstone Road	The erection of a commercial storage building & CofU of land to mixed	No breach
50 Elm Road	Garage conversion being used as separate accommodation	No breach
299 Wokingham Road	Unauthorised building work	No breach
299 Wokingham Road	Property being demolished – listed building enquiry	No breach

Live Enforcement Cases – December 2024

Address	Details
The Moat House Hotel, Mill Lane	Raising of ground without permission
Trelawney, Elm Road	U/A works to trees
1 Wheelton Close	Fence moved without permission
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
4 Aldbourne Avenue	Have the conditions of the consents to applications 191098 and 192717
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
10 Erleigh Court Gardens	Properties in rear gardens being rented out
12 Culver Lane	Compliance check with notice
12 Erleigh Court Gardens	Properties in rear gardens being rented out
14 Erleigh Court Gardens	Properties in rear gardens being rented out
18 Erleigh Court Gardens	Properties in rear gardens being rented out
19 Easby Way	A garden room was built last month and now they are extending
19 Meadow Road	Deviation from approved plans for an outbuilding from app 233000
24 Erleigh Court Gardens	Properties in rear gardens being rented out
26 Erleigh Court Gardens	Properties in rear gardens being rented out
28 Erleigh Court Gardens	Properties in rear gardens being rented out
31 Culver Lane	Breach of condition 3 – materials
34 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Pitts Lane	Air con installed without permission
38 Erleigh Court Gardens	Properties in rear gardens being rented out
42 Culver Lane	Large amount of 'soil' at front side entrance opening onto road
53 Mill Lane	Dormer too close to boundary – not as per approved plans
66 Sutcliffe Avenue	Extension at front of house w/o PP
70 Chiltern Crescent	Being used as an unauthorised HMO

APPENDIX C

128 Church Road	Breach of cond relating to no. of visitors
128 Church Road	Creation of hardstanding
299 Wokingham Road	U/a works – static caravan installed at site w/o pp
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162

Dated: 31st December 2024