

ITEM 5.1**PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM
26th FEBRUARY – 1st APRIL 2025**

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
242558	12 Culver Lane	Full application for the proposed a replacement two-storey dwelling following demolition of the existing dwelling.	R	A
242215	11 Moorhen Drive	Householder application for the proposed single storey front porch extension and dormer extension, plus changes to fenestration.	N/O	A
243127	URS Building, University of Reading, Whiteknights Campus	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.	N/O	A
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 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 100,000m ²). 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.	N/O – but comments raised in relation to Flood Risk, Employment Assumptions, Transport Connections	Decision response has been provided to the applicant and can be found on WBC's website
243235	3 Eastcourt Avenue	Householder application for the proposed single storey side and rear extensions, following demolition of the existing conservatory. The conversion	C/A	A

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		of the loft space to create additional habitable accommodation with 1 no. front facing dormer and 1 no. rear facing dormer. The erection of a first-floor side extension. Plus, the conversion of the garage and changes to fenestration.		
243244	36 Pitts Lane	Householder application for the proposed loft conversion to create habitable accommodation including insertion of additional roof lights, amendments to the gate and boundary fence plus installation of 3no. air conditioning units. (part retrospective)	R	A
243252	550 Wokingham Road	Householder application for the proposed conversion of the existing outbuilding to an ancillary annexe with changes to fenestration. (Part retrospective)	R	A
250007	12 Culver Lane	Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective)	C/A	A
250042	25 Binbrook Close	Householder application for the proposed single storey front, side and rear extensions, plus the addition of three roof lights and changes to fenestration.	N/O	A
250080	19 Meadow Road	Householder application for proposed single storey side extension, to include a pitch roof, 2No roof lights to the existing roof, changes to fenestration and addition of raised patio area. Followed by the demolition of the existing chimney. (Part Retrospective). WBC has received revised plans.	N/O	A
250094	20 Kerris Way	Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.	N/O	A
250101	Radstock Primary School	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.	N/O	A
250115	27 Mill Lane	Householder application for the proposed erection of a single storey front extension to form porch, first floor side extension to include alterations to existing front dormers, erection of 1no. dormer to the rear elevation plus insertion of 1no. rooflight to the existing roof.	R	A
250139	34 Beech Lane	Householder application for the proposed single storey side extension,	C/A	A

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		new roof with 3.no rooflights to extend above existing study and changes to fenestration (part-retrospective).		
250140	19 Easby Way	Application to vary condition 2 of planning consent 240151 for the proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part-retrospective).	N/O	A
250287	58 Redhatch Drive	Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration	N/O	A
250325	15 Northbourne Close	Householder application for the proposed conversion of existing garage to create habitable accommodation plus changes to fenestration.	N/O	A
250330	26 Chatteris Way	Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of existing conservatory.	N/O	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: 1st April 2025

AGENDA ITEM 5.2

PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 1st APRIL 2025

Planning Ref No:	Address	Application Details	Town Ward
250148	Liberty House, Strand Way, RG6 4EA	Full planning permission for the erection of 3no. two storey buildings each comprising of six apartments (18 in total), together with associated ancillary development, hardstanding, landscaping and footpaths.	Cutbush
250449	63 Mill Lane RG6 7JF	Householder application for the proposed part garage conversion into habitable accommodation. Plus, the installation of one roof light.	St Nicolas
250463	10 Andrews Road RG6 7PJ	Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with associated fencing, changes to fenestration and widening of the dropped kerb.	Redhatch
250464	299 Wokingham Road, RG6 7DU	Full application for the proposed demolition of existing house, construction of front wall and gates, extension of existing dropped kerb. (part retrospective)	Maiden Erlegh
250465	5 Aldbourne Avenue, RG6 7DB	Householder application for the proposed erection of a single storey rear extension, first floor side extension and an extension of the loft area, including a pitched roof dormer.	Redhatch
250467	299 Wokingham Road, RG6 7DU	Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)	Maiden Erlegh
250471	384 London Road RG6 1BA	Householder application for the erection of a single storey side and rear extension. (Retrospective)	Whitegates
250488	5 Skelmerdale Way RG6 7YB	Householder application for the proposed garage conversion into habitable accommodation. Plus, changes to fenestration.	St Nicolas
250501	35 Falstaff Avenue	Householder application for the proposed erection of a single storey rear/side extension to include roof lights following demolition of existing detached garage.	Hillside
250508	28 Measham Way RG6 4ES	Householder application for the proposed erection of a first-floor front extension to create habitable accommodation to include 1 no. dormer window and roof lights.	Cutbush
250512	45 Chatteris Way RG6 4JA	Householder application for proposed garage conversion into habitable accommodation. Plus, the erection of a single storey front extension with new side main entrance, installation of roof lights and changes to fenestration.	Cutbush
250532	116 Hilmanton RG6 4HJ	Householder application for the proposed single storey rear extension, to include 4 no. roof lights, along with a two-storey extension to the existing garage to create habitable accommodation with 1 no. dormer, along with a full garage conversion. Followed by changes to fenestration and the demolition of the existing conservatory.	Hillside
250555	16 Cannock Way RG6 4EF	Householder application for the proposed garage conversion into habitable accommodation, plus changes to fenestration.	Cutbush
250586	Squirrels Leap, Elm Lane, RG6 5UG	Application for works to protected tree/s TPO 205/1981, GROUP 5 T1, Lime – Crown lift to 3m all round by removing secondary and tertiary branches only. This type of	Hillside

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		application does not require consultation and is for information only.	
250615	110 Redhatch Drive RG6 5QR	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 4.50m, for which the maximum height would be 3.00m and the height of the eaves 2.85m. This type of application does not require consultation and is for information only.	Radstock
250624	10 Basil Close RG6 5GL	Application for works to protected tree/s TPO 1288/2009, GROUP 2 T1 – T5, Oak – Pollard by removing the majority of the crown to form pollard knuckles. This type of application does not require consultation and is for information only.	Hillside
250660	38 Parsley Close RG6 5GN	Householder application for the proposed garage conversion and changes to fenestration.	Hillside
250666	20 Culver Lane RG6 1DT	Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective).	Whitegates
250701	477 Wokingham Road, RG6 7EL	Householder application for the proposed erection of a new timber boundary fence, gates and brick piers. Following the removal of the existing fence.	St Nicolas
250704	109 Collins Drive	Householder application for the proposed erection of a conservatory to the rear.	Radstock
250712	Land adjacent to 21 Kerris Way, RG6 5UW	Application for works to protected tree/s, TPO 197/1980, T20, T21, T22 T20, Ash – Cut 2 no. lowest overhanging branches back to source (as indicated on photo). T21, Ash – Remove TPO (tree historically reduced to monolith). T22, Ash – Remove TPO (tree historically reduced to monolith). This type of application does not require consultation and is for information only.	Radstock
250728	75 Silverdale Road RG6 7NF	Householder application for the proposed erection of a single storey front, side and rear extension. Plus, a garage conversion into habitable accommodation, installation of one roof light and changes to fenestration. Following the demolition of the existing chimney.	Maiden Erlegh
250729	79 Hilltop Road RG6 1DB	Householder application for the proposed front extension and garage conversion into habitable accommodation. Plus, two storey side and rear extensions and changes to fenestration.	Whitegates

Dated: 1st April 2025

AGENDA ITEM 7**WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION****Closed Enforcement Cases – February 2025**

Address	Details	Outcome
12 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
19 Beech Lane	Outbuilding/garage being used as separate dwelling	Notice served
19 Easby Way	Building not in accordance with approved plans	Application submitted
28 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
37 Harrington Close	Outbuilding built without permission	No breach
39 Doddington Close	Erection of outbuilding	No breach
42 Culver Lane	Changes to levels in the front garden to create a driveway and wall	Application submitted
70 Chiltern Crescent	Being used as an unauthorised HMO	Notice served
93 Silverdale Road	Garage larger than the approved proposal 240287	No breach
109 Redhatch Drive	Outbuilding erected without PP	No breach

Live Enforcement Cases – March 2025

Address	Details
Land adjacent to, 6 Aldbourne Avenue	Have the conditions of the consents to applications 191098 and 192717
The Moat House Hotel, Mill Lane	Raising of ground without permission
1 Wheelton Close	Fence moved without permission
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
2 Conygree Close	Garage being used as separate accommodation without PP
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
12 Culver Lane	Compliance check with notice
14 Silverdale Road	Raised deck w/o pp
16 Skelmerdale Way	Large outbuilding in rear garden without PP
19 Beech Lane	Outbuilding/garage being used as separate dwelling
20 Culver Lane	2 outbuildings not being built in accordance with approved plans
26 Erleigh Court Gardens	Properties in rear gardens being rented out
31 Culver Lane	Breach of condition 3 – materials
36 Erleigh Court Gardens	Properties in rear gardens being rented out
53 Mill Lane	Dormer too close to boundary - not as per approved plans
70 Chiltern Crescent	Being used as an unauthorised HMO
75 Chiltern Crescent	Odour complaint regarding neighbour's property
299 Wokingham Road	U/A works - Static caravan installed at site w/o pp
299 Wokingham Road	New front gates and cement/brick wall a shed-like structure
299 Wokingham Road	Unauthorised works to roof taking place – without bat roost assessment
384 London Road	Boiler flue into neighbouring boundary
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
601 London Road	Noisy building works w/o pp

Dated: 1st April 2025