**APPENDIX A**

**AGENDA ITEM 5.1**

**DECISION NOTIFICATIONS RECEIVED FROM WOKINGHAM BOROUGH COUNCIL BETWEEN 28th AUGUST – 1st OCTOBER 2024.**

| Application Ref No | Address | Application Details | Town Council Recommendation | Planning Authority Decision |
|---|---|---|---|---|
| 240432 | 48 Shepherds House Lane, RG6 1AD | Householder application for proposed first floor side extension, single storey front extension to create a porch with changes to the fenestration. | N/O | A |
| 240839 | 652 Wokingham Road, RG6 7HN | Householder application for proposed single storey rear extension, single storey side extension, first floor front extension, gable roof conversion to create habitable accommodation with a rear facing dormer with changes to the fenestration | R | A |
| 241352 | 15 The Crescent RG6 7NW | Householder application for the proposed raising and modification of the roof of the existing detached outbuilding to form first floor accommodation, plus insertion of rear rooflights. | R | R |
| 241370 | 98 Elm Road RG6 5TD | Full application for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property. | R | A |
| 241454 | 35 Amber Close RG6 7ED | Householder application for the proposed two storey side extension with changes to fenestration. (part retrospective). | C/A | A |
| 241588 | 28 Milton Road RG6 1EL | Householder application for the proposed erection of a single storey rear extension, first floor two storey side extension with 1 no. rear facing dormer, loft conversion to create additional habitable accommodation with 2 no. rear facing dormers, plus conversion of the garage to create additional habitable accommodation, along with changes to fenestration. | R | A |
| 241712 | 32 Chatteris Way RG6 4JA | Householder application for proposed two storey side extension followed by part garage conversion to facilitate a new utility room and changes to fenestration. | C/A | A |
| 241749 | 6 Avalon Road RG6 7NS | Application to vary condition 2 of planning consent 220425 for the proposed conversion of garage to create habitable space with the erection of single storey front extension, the | N/O | A |

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| | | erection of single storey rear extension and a first floor side extension, plus associated roof alterations. Condition 2 refers to approved details and the variation is to reduce the size of the proposed extensions and create a new flat roof instead of a pitched roof plus changes to fenestration. | | |
| 241787 | 65 Falstaff Avenue RG6 5TG | Householder application for proposed erection of a single storey front extension to create porch, two storey side extension, single storey rear extension along with changes to fenestration plus associated landscaping. | N/O | A |
| 241789 | 10 Moor Copse Close, RG6 7NA | Application to vary condition 2 of planning consent 212704 for the proposed erection of a single storey outbuilding for home office use, following the demolition of existing garage. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part retrospective). | C/A | A |
| 241826 | 45 Amber Close RG6 7ED | Householder application for proposed single storey side and rear extension, followed by changes to fenestration. | N/O | A |
| 241827 | 2 Conygree Close RG6 4XE | Householder application for proposed garage conversion to facilitate a gym with a WC/shower and utility room. | N/O | A |
| 241867 | 14 Blackley Close RG6 7YE | Householder application for the proposed erection of a single storey rear extension, porch conversion, garage conversion and internal modifications. | C/A | A |
| 241876 | 39 Harcourt Drive RG6 5TL | Householder application for proposed loft conversion with rear dormer extension plus the insertion of 2no. rooflights. | N/O | A |
| 241895 | 14 Wimblington Drive, RG6 4JG | Householder application for proposed conversion of the existing attached garage into habitable accommodation (retrospective). | N/O | A |
| 241929 | 6 Freshfield Close RG6 7YF | Householder application for proposed single storey rear extension with a pitched roof to match the existing and changes to fenestration. | C/A | A |
| 241938 | 103 Church Road RG6 1HG | Householder application for the erection of a single storey rear extension with modifications to the existing single storey roof plus changes to fenestration. (Part retrospective) | C/A | A |
| 241940 | 65 Collins Drive RG6 5AE | Householder application for the proposed installation of a dormer and | R | A |

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| | | rooflights to facilitate conversion of the loft to habitable accommodation. | | |
| 241979 | 18 Ratby Close RG6 4ER | Householder application for proposed erection of a single storey front extension to create porch, single storey side and rear extension along with conversion attached garage into habitable accommodation following demolition of the existing conservatory. | N/O | A |
| 241980 | 19 Courts Road RG6 7DJ | Householder application for proposed installation of a climbing frame to the rear of the dwelling. | R | A |
| 242059 | 74 Mill Lane, RG6 7JE | Householder application for the proposed two storey rear and side extensions, single storey front extension, a loft conversion with rear dormer extension to create habitable accommodation and changes to fenestrations. | C/A | A |
| 242069 | Annexe, 14 Wyatt Crescent, RG6 3WH | Full application for the proposed change of use from a garage to facilitate two residential flats ancillary to the main dwelling, along with associated parking and landscaping (retrospective). | R | R |

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 October 2024

**APPENDIX B**

**AGENDA ITEM 5.2**

**PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 1st OCTOBER 2024**

| Planning Ref No: | Address | Application Details | Town Ward |
|---|---|---|---|
| 241534 | 1b Pond Head Lane RG6 7ET | Section 73a application for a four-bedroom dwelling, with associated parking and landscaping. (Retrospective). | St Nicolas |
| 242160 | 203 Beech Lane RG6 5UP | Householder application for proposed part single and part double storey rear extensions to existing dwelling | Radstock |
| 242197 | 4 Burwell Close RG6 4BB | Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and changes to fenestration. | Cutbush |
| 242226 | 10 Edenham Close RG6 3TH | Householder application for the proposed single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus, addition of external bike store and bin store. | Hawkedon |
| 242241 | 93 Redhatch Drive RG6 5QN | Householder application for the proposed erection of a two-storey rear extension and a single-storey side extension, and the conversion of the existing garage to habitable accommodation. | Radstock |
| 242255 | 23 Meadow Road RG6 7EX | Householder application for the proposed first floor extension including conversion of roof from flat to hipped and addition of skylights. | St Nicolas |
| 242262 | 23 Meadow Road RG6 7EX | Application for a certificate of existing lawful development for erection of an outbuilding to the rear. This type of application does not require consultation and is for information only. | St Nicolas |
| 242272 | 30 Nutmeg Close RG6 5GX | Householder application for the proposed side/rear extension with a front porch. | Hillside |
| 242280 | 10 Tinwell Close RG6 3BJ | Householder application for the proposed front porch extension with a two-storey front/side extension in addition to a single storey rear/side extension following a garage conversion to facilitate an office. | St Nicolas |
| 242282 | 15 Doddington Close, RG6 4BJ | Householder application for the proposed single storey rear extension with skylights. | Cutbush |
| 242293 | 9 Rowland Way RG6 5TE | Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis) (Retrospective). | Hillside |
| 242302 | 28 Radstock Lane RG6 5QL | Householder application for the proposed single storey side and rear extension, along with a two-storey rear extension to include changes to the roof and fenestration. Followed by the demolition of the existing conservatory. | Radstock |
| 242320 | 31 Loxwood RG6 5QZ | Application for works to protected tree(s) - TPO-1109-2006 T1 Oak (T1 on TPO) - Crown lift by approximately 1.5-2m by removing secondary growth only where possible, reduce the customers property side of the crown by approximately 1.5m, remove 1 secondary stem that is growing over the neighbouring garden and remove epicormic growth up to crown break. T2 Pear (T1 Oak on TPO) - Reduce height by approximately 1m. Reason for Works: To prevent future | Radstock |

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| | | conflict with the building and allow more light into the garden and property. To also contain the size, spread and impact on theirs and neighbouring gardens of the tree. | |
| 242342 | 37 Repton Road RG6 7LJ | Application for works to protected tree TPO-0605/1993 T1 (Oak) - crown clean by removing deadwood and crossing branches. **This application does not require consultation and is for information only.** | Maiden Erlegh |
| 242366 | 77 Wilderness Road RG6 7RF | Householder application for the proposed garage conversion into habitable space with 1st floor extension above garage and loft conversion into habitable space with dormer. Addition of car port. | Radstock |
| 242371 | 5 Chatton Close RG6 4DY | Householder application for the proposed erection of a front porch, single storey side and rear extension, along with a garage conversion to create habitable accommodation and changes to fenestration. | Cutbush |
| 242372 | Marick, 10 Stockbury Close, RG6 5YL | Householder application for the proposed erection of a single storey front extension, front balcony, single storey rear extension, first floor rear extension, conversion of the existing attached garage into habitable accommodation, insertion of roof lights along with changes to fenestration. | Radstock |
| 242396 | 15 The Crescent RG6 7NW | Householder application for the proposed raising of the roof of the existing detached outbuilding to form loft accommodation, plus insertion of rooflights to front and rear elevations. | Maiden Erlegh |
| 242412 | 29 Skelmerdale Way, RG6 7YB | Householder application for the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration. | St Nicolas |
| 242423 | 7 Hilmanton RG6 4HN | Householder application for the proposed erection of a front porch, single storey rear extension, and installation of a rear dormer and roof lights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration. | Hillside |
| 242426 | 8 Durand Road RG6 5YS | Householder application for proposed erection of a side extension and garage conversion. | Hillside |
| 242454 | 17 Wilderness Road RG6 7RU | Householder application for the demolition of existing rear conservatory and erection of two storey rear extension, side extension and first floor extension above existing garage. Including removal of 1 chimney, addition of multiple sky lights and changes to existing rear patio. | Radstock |

Dated: 1st October 2024

**APPENDIX C**

**AGENDA ITEM 7**

**WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION**

**Closed Enforcement Cases – August 2024**

| Address | Details | Outcome |
|---|---|---|
| 4 Dove Close | Breach - moving of boundary fence onto public footpath. | Voluntary Compliance |
| 4 The Parade | Breach of conditions re opening hours | Application Submitted |
| 6 Pimento Drive | Storage and distribution of building materials | Other |
| 10 Thorney Close, | U/A business use | Application Submitted |
| 14 Wyatt Crescent (Annexe), | Property split into 2 properties for rental | Application Submitted |
| 16 Skelmerdale Way | Garage being converted to habitable space without PP / new one built | No Breach |
| 25 Parsley Close | Wooden structure being built at front or property adjacent to highway | Voluntary Compliance |
| 29 Chiltern Crescent | Car dealership running from residential property - cars being parked | No Breach |
| 38 Huntingdon Close | Possible land grab | Application Submitted |
| 101 Redhatch Drive | Work being carried out on 100-year oak | No Breach |
| 69 Paddick Drive, Earley | Fence not in accordance with approved plans | No Breach |
| Tesco Express (Formerly The Maidenover PH), Silverdale Road | BofC re Delivery lorries using side roads not in accordance with PP | Voluntary Compliance |

**Live Enforcement Cases – September 2024**

| Address | Details |
|---|---|
| 1b Pond Head Lane, | Breach of conditions 2/6/7/8/9/10 on planning consent 173162 |
| 2 Tickhill Close | Resident is doing a dropped kerb no planning permission for property |
| 4 Aldbourne Avenue | Have the conditions of the consents to applications 191098 and 192717 |
| 4 Burwell Close | build not in accordance with approved plans 240302 |
| 9 Rowland Way | Outbuilding at back of property being used for a beauty business |
| 10 Thyme Close | Garage conversion w/o pp |
| 20 Culver Lane | Fence erected along front boundary and not removed |
| 22 Erleigh Court Drive | Installation of hardstanding to front garden without permission. |
| 23 Chicory Close | Roof overhang not in accordance with approved plans |
| 24 Egremont Drive | Fully enclosed their front garden |
| 31 Culver Lane | Breach of condition 3 – materials |
| 35 Pitts Lane | Drive covered in tarmac - previously it was shingle. No PP |
| 36 Pitts Lane | Air con installed without permission |
| 36 Pitts Lane | Building work not in accordance with approved plans (241559). |
| 40 Culver Lane | Unauthorised outbuilding or fence at the rear of property |
| 42 Culver Lane | Large amount of 'soil' at front side entrance opening onto road. |
| 43 Palmerstone Road | Building at the bottom of the garden - 20 feet deep and 12 ft high |
| 50 Elm Road | Garage conversion being used as separate accommodation |

**APPENDIX C**

| | |
|---|---|
| 53 Mill Lane | Dormer too close to boundary - not as per approved plans |
| 55 The Drive | Garage conversion & utility |
| 65 Mill Lane, Earle | Windows not in accordance with approved plans for obscured glazing |
| 66 Sutcliffe Avenue | Extension at front of house w/o pp |
| 75 Chiltern Crescent | Block driveway larger than plans |
| 101 Wilderness Road | Use of garage as separate dwelling |
| 234-234a London Road | Building work without permission |
| 405 Wokingham Road | Breach of conditions 2/6/7/8/9/10 on planning consent 173162 |
| Trelawney, Elm Road | U/A works to trees |

Dated: 1st October 2024

# Local Plan Update 2023-2040:
# Proposed Submission Plan September 2024
# Representation form

**Please return to Wokingham Borough Council by:**
**10am Tuesday 12 November 2024**

Data Protection Notice

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018 (GDPR). The information you provide will only be used for the purposes of the preparation of the Local Plan Update as required by the Planning and Compulsory Purchase Act 2004 (as amended) and may be used by the council to contact you if necessary, regarding your submission.

Your name, name of organisation, and comments, will be made available for public inspection when displaying and reporting the outcome of the consultation and cannot be treated as confidential. You will not be asked for any unnecessary information, and we will not publish any personal data beyond what is stated in this declaration.

Your details will be kept in accordance with the council's Privacy Notice. Processing is kept to a minimum and data will only be processed in accordance with the law. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

The council's Privacy Notice can be found on the council's website
Wokingham Borough Council Privacy Notice

This form has two parts:

Part A - Personal details and those of your agent (if applicable)–this need only be completed once.
Part B - Your representation(s) – please fill in a separate sheet for each representation you wish to make.

## Part A.1 - personal details

Please enter your details here.

If an agent is appointed, please enter the client details here. The details of the agent should be completed in Part A.2.

First name

Surname

Job title

Organisation (where relevant)

Email address

Telephone number

Address line 1

Address line 2

City/town

Postcode

Are you represented by an agent? Please put a X against in the appropriate box.

| | |
|---|---|
| Yes | |
| No | |

## Part A.2 –agent details

First name

Surname

Job title

Organisation

Email address

Telephone number

Address line 1

Address line 2

City/town

Postcode

## Part B - Your representation(s)

1. To which part of the Plan does this representation relate?
Please specify the relevant policy/ paragraph/ figure/ table/ Policies Map

| |
|---|
| |

2. Do you consider that the Plan is legally compliant? Please put a X against in the appropriate box.

| | |
|---|---|
| Yes | |
| No | |

3. Please give details of why you consider the Plan is not legally compliant. If you wish to support the legal compliance of the Plan, please also use this box to set out your comments.

| |
|---|
| |

4. Do you consider that the Plan complies with the Duty to Cooperate? Please put a X against in the appropriate box.

| | |
|---|---|
| Yes | |
| No | |

5. Please give details of why you consider the Plan fails to comply with the duty to cooperate. If you wish to support the Plans compliance with the duty to cooperate, please also use this box to set out your comments.

| |
|---|
| |

6. Do you consider that the Plan is sound? Please put a X against in the appropriate box.

| | |
|---|---|
| Yes | |
| No | |

7. Please give details of why you consider the Plan is unsound. If you wish to support the soundness of the Plan, please also use this box to set out your comments.

| |
|---|
| |

8. Please set out the modification(s) you consider necessary to make the Plan legally compliant and sound, in respect to the matters you have identified above. You will need to say why each modification(s) will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

| |
|---|
| |

## Participation in hearing sessions

**If your representation is seeking a modification to the Plan, do you consider it necessary to participate in the examination hearing sessions? Please put a X against in the appropriate box**

| | |
|---|---|
| Yes, I wish to participate in the hearing session(s). | |
| No, I do not wish to participate in the hearing session(s) / I am not seeking modifications to the plan | |

**If you wish to participate at the examination hearing session(s), please outline why you consider this to be necessary.**

| |
|---|
| |

Please note that the Planning Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination hearing sessions, and which hearing sessions they should attend. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for the examination.

## About you

Please tell us a little bit about yourself. You do not have to answer these questions if you do not wish to, but if you do, it will be very helpful for us to understand which diverse groups and communities we are hearing from.

**What is your sex? (a question about gender identity will follow if you are aged 16 or over). Please put a X against in the appropriate box.**

| | |
|---|---|
| Male | |
| Female | |
| Prefer not to say | |

**Are you aged 16 or over? Please put a X against in the appropriate box.**

| | |
|---|---|
| Yes | |
| No | |
| Prefer not to say | |

**This question is for respondents aged 16 and over: Is the gender you identify with the same as your sex registered at birth? Please put a X against the appropriate box.**

| | |
|---|---|
| Yes | |
| No – write in identity | |
| Prefer not to say | |

**Which of the following best describes your sexual orientation? Please put a X against in the appropriate box.**

| | |
|---|---|
| Heterosexual / straight | |
| Gay / lesbian | |
| Bi-sexual | |
| Any other sexual orientation | |
| Prefer not to say | |
| Other (please specify | |

**Which age range are you in? Please put a X against in the appropriate box.**

| | |
|---|---|
| 16-19 | |
| 20-24 | |
| 25-34 | |
| 35-44 | |
| 45-54 | |
| 55-64 | |
| 65-74 | |
| 75-84 | |
| 85+ | |
| Prefer not to say | |

**How would you describe your ethnic origin? Please put a X against in the appropriate box.**

| | |
|---|---|
| White English, Welsh, Scottish, Northern Irish, British | |
| White Irish | |
| White Gypsy or Irish Traveller | |
| Any other white background | |
| White and black Caribbean | |
| White and black African | |
| White and Asian | |
| Any other mixed / multiple ethnic background | |
| Indian | |
| Pakistani | |
| Chinese | |
| Any other Asian background | |
| Black African | |
| Black Caribbean | |
| Any other black background | |
| Arab | |
| Prefer not to say | |
| Other (please specify | |

**What is your legal marital or registered civil partnership status? Please put a X against in the appropriate box.**

| | |
|---|---|
| Never married and never registered a civil partnership | |
| Married | |
| In a registered civil partnership | |
| Separated, but still legally married | |
| Divorced | |
| Formerly in a civil partnership which is now legally dissolved | |
| Widowed | |
| Surviving partner from a registered civil partnership | |
| Prefer not to say | |

**Have you or your partner had a baby in the last 12 months? Please put a X against in the appropriate box.**

| | |
|---|---|
| Yes | |
| No | |
| Prefer not to say | |

## Disability

The Equality Act 2010 defines someone as a disabled person if they have a physical or mental impairment which has a long term and substantial adverse effect on their ability to carry out normal day-to-day activities.

A disability may include progressive conditions such as HIV and cancer, mobility, sight or hearing impairments or mental health issues such as depression.

In considering whether you have a disability you should not take into account the effect of any medication or treatments used or adaptations made which reduce the effects of an impairment (other than glasses or contact lenses used to correct a visual impairment).

**Do you consider yourself to have a disability? Please put a X against in the appropriate** box.

| | |
|---|---|
| Yes | |
| No | |
| Prefer not to say | |

**What is your religion? Please put a X against in the appropriate box.**

| | |
|---|---|
| Buddhist | |
| Christian (including Church of England, Catholic, protestant and all other denominations) | |
| Hindu | |
| Jewish | |
| Muslim | |
| Sikh | |
| No religion | |
| Prefer not to say | |
| Other (please specify) | |