

ITEM 6.1

**PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM
30th APRIL TO 27th MAY 2025**

| Application Ref No | Address | Application Details | Town Council Recommendation | Planning Authority Decision |
|---------------------------|--------------------|--|------------------------------------|------------------------------------|
| 250246 | 40 Elm Road | Full application for the proposed change of use of the property to supported living accommodation (Use Class C2). | N/O | A |
| 250247 | 413 Wokingham Road | Full application for the proposed change of use of the property to supported living accommodation (Use Class C2). | N/O | A |
| 250463 | 10 Andrews Road | 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 and changes to fenestration. | N/O | A |
| 250465 | 5 Aldbourne Avenue | 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. | N/O | A |
| 250467 | 299 Wokingham Road | 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) | R | R |
| 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. | C/A | A |
| 250508 | 28 Measham Way | Householder application for the proposed erection of a first-floor front extension to create habitable accommodation to include 1no. dormer window and roof lights. | N/O | A |
| 250532 | 116 Hilmanton | Householder application for the proposed erection of a single storey rear extension, following the demolition of the existing conservatory, plus the conversion of the garage to a residential annex along with a first-floor extension, a two storey front extension, and 1 no. dormer. | R | A |
| 250555 | 16 Cannock Way | Householder application for the proposed garage conversion into habitable accommodation, plus changes to fenestration. | N/O | A |

APPENDIX A

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|--------|-------------------|---|-----|---|
| 250666 | 20 Culver Lane | Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective). | R | R |
| 250679 | 1 Gelder Close | Application to vary condition 3 of planning consent 243074 for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu. Condition 3 refers to obscure glazing and the variation is to allow the opening windows. | N/O | A |
| 250680 | 6 Hornbeam Drive | Application to vary condition 3 of planning consent 243075 for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu. Condition 3 refers to obscure glazing and the variation is to allow the opening windows. | N/O | A |
| 250704 | 109 Collins Drive | Householder application for the proposed erection of a conservatory to the rear. | N/O | A |
| 250729 | 79 Hilltop Road | Householder application for the proposed front extension and garage conversion into habitable accommodation. Plus, two storey side and rear extensions and changes to fenestration. | N/O | A |
| 250801 | 45 Andrews Road | Householder application for the proposed garage conversion into habitable accommodation and changes to fenestration. | 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: 27th May 2025

AGENDA ITEM 6.2**PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 27th MAY 2025**

| Planning Ref No: | Address | Application Details | Town Ward |
|-------------------------|----------------------------------|---|------------------|
| 250892 | 81 Elm Road RG6 5TB | Householder application for proposed single storey front extension and single storey side extension alongside changes to fenestration. (Part retrospective) | Hillside |
| 250960 | 59 Ramsbury Drive RG6 7RS | Householder application for the proposed single storey rear extension along with conversion of existing outbuilding into habitable space. | Redhatch |
| 251038 | 1 Wimblington Drive, RG6 4JG | Householder application for the proposed erection of a part single- storey, part two-storey rear extension, alongside the conversion of the existing garage to facilitate habitable space with fenestration. | Cutbush |
| 251058 | 5 Elm Lane RG6 5UE | Householder application for the proposed erection of a single-storey rear extension, including new fenestration. | Radstock |
| 251071 | 5 Erleigh Court Gardens, RG6 1EH | Householder application for the proposed garage conversion followed by first floor side extension above the garage, single storey rear extension, front porch and changes to fenestration. | Whitegates |
| 251088 | 30 Henley Wood Road, RG6 7EE | Application for works to protected tree/s TPO 1614/2017, T2 T2, Ash - Crown reduction by approx. 2m; remove deadwood; selective crown thin by 15% and shape. This type of application does not require consultation and is for information only. | St Nicolas |
| 251107 | 3 Rosedale Crescent RG6 1AS | Householder application for the proposed erection of a single-storey rear extension, alongside the conversion of the existing garage to habitable space, the addition of two roof lights and the erection of an outbuilding, including fenestration. | Whitegates |
| 251117 | 20 Kenton Road RG6 7LG | Householder application for the proposed single storey rear extension with flat roof and one roof light. | Maiden Erleigh |
| 251166 | 7 Hitch Hill Close RG6 1FT | Householder application for the conversion of the existing garage to facilitate habitable space with fenestration. | Whitegates |

Dated: 27th May 2025

AGENDA ITEM 8**WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION****Closed Enforcement Cases – April 2025**

| Address | Details | Outcome |
|---|--|-----------------------|
| Field opposite Weir Pool House, Mill Lane | PCN served | Notice served |
| Tesco Express, Silverdale Road | Breach of condition 7 (delivery route) of 152661 | Voluntary compliance |
| 2 Conygree Close | Garage being used as separate accommodation without PP | Voluntary compliance |
| 2 Tickhill Close | Loft conversion without PP | No breach |
| 4 Aldbourne Avenue | Replacement of felled protected trees ref 231186 | Voluntary compliance |
| 5a (The Annex) Nash Close | Outbuilding being used as habitable accommodation | No breach |
| 5a (The Annex) Nash Close | PCN served | Notice served |
| 12 Thistleton Way | Breach of condition re materials for roof/brick work | No breach |
| 14 Silverdale Road | Raised deck w/o pp | Application submitted |
| 15 Kennedy Gardens | Extension not built in accordance with approved plans – too high | No breach |
| 20 Beech Lane | Dwelling – outbuildings converted | No breach |
| 31 Culver Lane | Breach of condition 3 – materials | No breach |
| 65 Hilltop Road | House converted to HMO without permission | No breach |
| 98 Beaconsfield Way | Engineering works and possible change of use of the land | No breach |

Live Enforcement Cases – May 2025

| Address | Details |
|---|--|
| Asda, Lower Earley District Centre | Unauthorised erection of a building |
| Field opposite Weir Pool House, Mill Lane | Rubble being dumped on land without PP |
| Land adja 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 Tickhill Close | Possible HMO, u/a internal works, insertion of additional front door |
| 5 Leighton Court | Suspected Air BnB |
| 5 Mallard Close | U/A stationery touring caravan |
| 7 Wilderness Road | Garage removed without permission and outbuilding in rear garden built |
| 11 Courts Road | Change of use to care home |
| 12 Culver Lane | Compliance check with notice |
| 19 Beech Lane | Outbuilding / garage being used as separate dwelling |
| 26 Erleigh Court Gardens | Properties in rear gardens being rented out |
| 36 Erleigh Court Gardens | Properties in rear gardens being rented out |
| 53 Mill Lane | Dormer too close to boundary – not as per approved plans |
| 67 Hilltop Road | House converted to HMO without permission |
| 71 The Crescent | Car dealership operating from residential property without PP |
| 405 Wokingham Road | Have the conditions of the consents to applications 191098 and 192717 |

Dated: 27th May 2025