

ITEM 5.1**PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM
28th MAY – 1st JULY 2025**

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
240920	37 Kerris Way	Full application for the erection of 1no. detached dwelling with associated parking and landscaping. Followed by the demolition of the existing double garage.	R	A
250512	45 Chatteris Way	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.	N/O	A
250728	75 Silverdale Road	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.	N/O	A
250888	20 Rosemary Avenue	Householder application for proposed single storey front and single storey side extension alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room.	N/O	A
250941	7 Flamborough Close	Householder application for the proposed single storey rear extension following the removal of existing conservatory. Along with changes to the front porch and fenestrations.	N/O	A
250942	2 Tickhill Close	Householder application for the proposed garden wall and double entrance gates (retrospective).	N/O	A
250960	59 Ramsbury Drive	Householder application for the proposed single storey rear extension along with conversion of existing outbuilding into habitable space and enclosing of existing open porch.	N/O	A
251000	30 Knossington Close	Householder application for the proposed alterations to the front to include the erection of a dormer to facilitate a new bedroom within the existing roof space.	N/O	A
251013	19 Tinwell Close	Householder application for the proposed erection of single-storey extensions to the rear and side, along with part front extensions and the conversion of an existing porch.	N/O	A

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251038	1 Wimblington Drive	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.	N/O	A
251117	20 Kenton Road	Householder application for the proposed single storey rear extension with flat roof and one roof light.	N/A	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 July 2025

AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 1st JULY 2025

Planning Ref No:	Address	Application Details	Town Ward
250926	93 Silverdale Road RG6 7NF	Erection of single storey rear and side extensions (Retrospective) and proposed outbuilding.	Maiden Erlegh
251103	5 Nash Close RG6 5SL	Application to vary condition 2 of planning consent 231113 for the double length garage converted to an annexe (retrospective). Condition 2 refers to ancillary accommodation and the variation is to allow the annexe to be used, rented, and let as an independent unit of accommodation.	Radstock
251203	16 Erleigh Court Gardens, RG6 1EH	Householder application for the proposed single storey rear extension and first floor rear extension.	Whitegates
251231	Winnersh Garden Centre, 656 Reading Road	Application for a certificate of existing lawful development for an additional car parking area to the east of the main car park. This type of application does not require consultation and is for information only.	x
251266	22 Bridport Close RG6 3DG	Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration.	Hawkedon
251282	32 Squirrels Way RG6 5QT	Householder application for the proposed erection of a single storey front extension to create porch, part single part two storey side extension to facilitate conversion of existing attached garage, single storey rear extension plus changes to fenestration.	Radstock
251284	68 Beech Lane RG6 5QA	Application to vary conditions 2 and 3 of planning consent 222238 for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to amend fenestration, change external materials and modify the rear dormer and balcony railing.	Radstock
251286	28 Beech Lane RG6 5PT	Householder application for the proposed erection of an outbuilding.	Radstock
251301	Unit 1, Cutbush Court, Danehill, RG6 4UW	Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings. This type of application does not require consultation and is for information only.	Cutbush
251324	75 Chiltern Crescent, RG6 1AL	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 6.0 m, for which the maximum height would be 3.0 m and the height of the eaves 3.0 m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Whitegates
251333	17 Dene Close RG6 5QB	Householder application for the proposed erection of single storey side and rear extension.	Redhatch
251346	20 Culver Lane RG6 1DT	Householder application for the proposed erection of an outbuilding (part retrospective).	Whitegates

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251348	20 Culver Lane RG6 1DT	Householder application for the proposed erection of a detached outbuilding for use as a garage within the rear garden. (Part- Retrospective)	Whiteknights
251357	6 Basil Close RG6 5GL	Householder application for the proposed outbuilding.	Hillside
251358	19 Beech Lane RG6 5PT	Application for a certificate of existing lawful development for the conversion of existing garage into habitable accommodation. This type of application does not require consultation and is for information only.	
251364	477 Wokingham Road, RG6 7EL	Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part retrospective).	St Nicolas
251365	Land North/West of Whiteknights House, University of Reading	Full application for the proposed erection of a cycle store.	Redhatch
251368	88 Pitts Lane RG6 1BU	Application for works to protected tree/s TPO 1155/2006, T1 T1, Walnut – Remove low limb over the garage; remove one low stubby stem to the rear; crown lift to approx. 4.5m by removing secondary growth only where possible; crown reduction by approx. 20% 1-1.5m of the radial crown spread and up to approx. 1.5m of the height. This type of application does not require consultation and is for information only.	Whitegates
251383	57 Beech Lane RG6 5QA	Householder application for the proposed erection of a single storey rear extension, a single storey side extension, and a front dormer extension.	Redhatch
251389	15 Tamarind Way RG6 5GR	Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern and front extension.	Hillside
251396	60 Ryhill Way RG6 4AZ	Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration.	Hillside
251412	17 Wilderness Road RG6 7RU	Householder application for the proposed erection of two storey rear extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney.	Redhatch
251414	University of Reading, JJ Thomson Building, Shinfield Road, RG6 6ED	Full application for the proposed installation of Standby Generator to serve HLS, Maths and DTS at University of Reading to include concrete slab base and fenced enclosure, adjacent to the electricity substation to the rear of the J J Thomson Building.	Redhatch
251425	33 Pitts Lane RG6 1BX	Householder application for the proposed erection of a part single part two storey front/side/rear extension, garage conversion to create habitable accommodation, plus demolition of existing conservatory.	Whitegates
251477	5 The Knapp RG6 7DD	Householder application for the proposed erection of a single storey side and rear wraparound extension alongside the erection of a replacement detached garage with alterations to fenestration following demolition of existing side extension and garage.	Redhatch
251482	9 Sevenoaks Road RG6 7NT	Householder application for the proposed erection of a single storey front extension with low-pitched roof and ramped access, alongside a single storey side extension with roof lights and fenestration alterations together with a single storey rear extension, the formation of a block paved	Maiden Erlegh

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		driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack.	
251509	Stenton Halls, University of Reading, Whiteknights Campus	Prior approval submission for the proposed render replacement works to the existing Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings at the University of Reading. This type of application does not require consultation and is for information only.	Redhatch

Dated: 1st July 2025

AGENDA ITEM 7

WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Closed Enforcement Cases – May 2025

Address	Details	Outcome
Field opposite Weir Pool House, Mill Lane x3	PCN Served	Notice served
2 Tickhill Close	Possible HMO, u/a internal works, insertion of additional front door	No breach
5 Leighton Court	PCN Served	Notice served
5 Mallard Close	U/A stationery touring caravan	No breach
11 Courts Road x 4	PCN Served	Notice served
12 Culver Lane	Compliance check with notice	Application submitted
23 Ilfracombe Way	Extension being built in the back garden and deliveries of bricks	No breach
26 Easington Drive	Extension building work on all 3 sides of the property	No breach
26 Repton Road	U/A business operating – causing dust and noise	No breach
26 Repton Road	BofC re materials for roof	No breach
48 Milton Road	Tree removed without PP – boundary wall erected without permission	No breach
67 Hilltop Road	House converted to HMO without permission	No breach
60 Ryhill Way	CofU – dwelling being used for supported living accommodation	No breach
71 The Crescent x 2	PCN Served	Notice served

Live Enforcement Cases – June 2025

Address	Details
Asda, Lower Earley District Centre, Chalfont Way	Unauthorised erection of a building
Field opposite Weir Pool House, Mill Lane	Rubble being dumped on land without PP
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
5 Leighton Court	Suspected Air BnB
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
11 Courts Road	Change of use to care home
19 Beech Lane	Outbuilding / garage being used as separate dwelling
20 Culver Lane	PP 250666 refused
26 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Erleigh Court Gardens	Properties in rear gardens being rented out
48 Delamere Road	Garage as self-contained flat without PP
53 Mill Lane	Dormer too close to boundary – not as per approved plans
71 The Crescent	Car dealership operating from residential property without PP
299 Wokingham Road	Unauthorised works
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
477 Wokingham Road	Material COU from Sui Generis HMO to a single dwelling house