

APPENDIX A

ITEM 6.1

PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 30<sup>th</sup> JULY – 2<sup>nd</sup> SEPTEMBER

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
250689	14 Silverdale Road	Householder application for proposed raising of the garden decking (retrospective).	C/A	A
251203	16 Erleigh Court Gardens	Householder application for the proposed single storey rear extension and first floor rear extension.	N/O	A
251284	68 Beech Lane	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	R	A
251286	28 Beech Lane	Householder application for the proposed erection of an outbuilding.	C/A	A
251348	20 Culver Lane	Householder application for the proposed erection of a detached outbuilding for use as a garage within the rear garden.(Part- Retrospective)	R	A
251357	6 Basil Close	Householder application for the proposed outbuilding.	C/A	A
251358	19 Beech Lane	Application for a certificate of existing lawful development for the conversion of garage into ancillary residential accommodation.	C/A	A
251365	Land North/West of Whiteknights House, University of Reading	Full application for the proposed erection of a cycle store.	N/O	A
251389	15 Tamarind Way	Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern, single storey front extension and the conversion of the existing integral garage to create additional habitable accommodation.	N/O	A
251402	51 Eastcourt Avenue	Householder application for the proposed erection of single storey rear extension.	C/A	A
251412	17 Wilderness Road	Householder application for the proposed erection of two storey rear	N/O	A

**APPENDIX A**

		extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney.		
251414	University of Reading, JJ Thomson Building, Shinfield Road	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.	N/O	A
251425	33 Pitts Lane	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.	N/O	A
251477	5 The Knapp	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.	N/O	A
251482	9 Sevenoaks Road	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 driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack.	N/O	A
251566	7 Hilmanton	Application to vary condition 1 of planning consent 242423 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. Variation is to allow changes to rooflights.	N/A	A
251579	36 Erleigh Court Gardens	Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (retrospective)	R	A
251670	25 Firmstone Close	Householder application for the proposed erection of part two-storey and part single-storey rear extension, single-storey front extension and conversion of existing garage to create habitable accommodation.	N/O	A

**APPENDIX A**

251672	28 Springdale	Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage.	N/O	A
251725	13 Raggleswood Close	Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).	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: 2<sup>nd</sup> September 2025

## AGENDA ITEM 6.2

**PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 2<sup>nd</sup> SEPTEMBER 2025**

Planning Ref No:	Address	Application Details	Town Ward
251567	82 Cannock Way RG6 4EF	Full application for the proposed erection of a single storey side extension to existing ground floor flat.	Hawkedon
251613	77 Elm Road RG6 5TB	Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.	Hillside
251804	11 Stockbury Close RG6 5YL	Householder application for the proposed installation of new front facing fenestration to the converted garage alongside the infill of the rear return to create a single-storey rear extension, with matching external materials and finishes to harmonise with the host dwelling, and including associated demolition works to the internal garage wall and part of the rear elevation.	Radstock
251827	University of Reading Library, Shinfield Road, RG6 6EB	Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.	Redhatch
251832	Earley East Building, Thames Valley Park Drive, RG6 1PT	Full application for the proposed installation of a prefabricated modular ramp system and hardstanding to form a new pathway.	Whitegates
251857	15 The Crescent RG6 7NW	Householder application for the proposed erection of a single storey rear extension with associated rear-facing fenestration alterations.	Maiden Erlegh
251863	44 Ilfracombe Way RG6 3AQ	Householder application for the proposed erection of First Floor side extension to include 2no. Dormers, insertion of rooflights plus changes to fenestration.	St Nicolas
251867	84 Hilmanton RG6 4HN	Householder application for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space (Part Retrospective).	Radstock
251868	21 Wickham Road RG6 3TE	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 2.50m and the height of the eaves 2.43m. <b>This type of application only requires consultation with adjoining neighbours of the site and is for information only.</b>	Hawkedon
251876	58 Church Road RG6 1HU	Application for works to protected tree/s TPO 3/1951, AREA 1 T1, Oak - Crown reduction by up to 2.5–3m overall; selective thinning of crossing and congested limbs; low branches over the shed to be lifted and/or shortened to prevent damage. <b>This type of application does not require consultation and is for information only.</b>	Whitegates
251888	72 Meadow Road RG6 7EY	Householder application for a single storey front and rear extension.	St Nicolas

**APPENDIX B**

251891	31 Amber Close RG6 7ED	Householder application for the proposed garage conversion (Part Retrospective).	St Nicolas
251915	18 Westcroft Close RG6 5AB	Application for works to protected tree/s TPO 1423/2012, T3 T3, Oak – Selectively prune branches overhanging garden on south side of the canopy by 2.5-4m back to suitable growth points; selectively reduce branches on the west side overhanging the garage by 2.5 - 4m to the nearest suitable reduction points; remove low-hanging branches on south side (as indicated on photographs); remove deadwood. <b>This type of application does not require consultation and is for information only.</b>	Radstock
251925	74 Elm Road RG6 5TR	Householder application for the proposed erection of a single storey rear extension and detached garage following demolition of existing conservatory.	Hillside
251955	585 London Road RG6 1AT	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 5.00m, for which the maximum height would be 4.00m and the height of the eaves 4.00m. <b>This type of application only requires consultation with adjoining neighbours of the site and is for information only.</b>	Whitegates
251956	20 Springdale RG6 5PR	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	Radstock
251972	12 Erleigh Court Gardens, RG6 1EB	Householder application for the proposed erection of two-storey side extension, single-storey rear extension and removal of one existing chimney.	Whitegates
251979	4 Knossington Close, RG6 4EY	Application for works to protected tree/s TPO 383/1988, T6 T6, Oak – Crown reduction by 3m. <b>This type of application does not require consultation and is for information only.</b>	Cutbush
251991	Land adjacent to 58 Measham Way, RG6 4ES	Application for works to protected tree/s TPO 383/1988, AREA 1 T1, Oak (ID no. 011995) – Section fell to create 3m monolith.	Cutbush
252031	Land adjacent to Lower Earley Way	Application for works to protected tree/s TPO-1763- 2020 T3095 Elm - Fell – Reasons: standing dead, midway along line of beech. Tall enough to reach domestic boundary fence but most likely to fall opposite direction. TG3012 & TG3013 (2 x Elm) – Fell. Reasons: Dead and dying elms to west of domestic garden boundaries. T3094 Oak - Reduce whole crown by 2 metres. Remove dead wood with potential to affect gardens. Remove partially attached broken branch over outbuilding roof. Reasons: Appears to have suffered historic root plate heave. Stem in contact with domestic fence. Scattered dead wood mostly over low occupancy scrub area. T3096 Ash - Cut to Coppard at ca. 1.6 metres. Reasons: Stored coppice stool with decay within stool. Potential for fracture of regrown stems. T3097 Ash - Cut to Coppard at ca. 1.6 metres. Reasons: Stored coppice stool with decay within stool. Potential for fracture of regrown stems. T3098 Hawthorn – Fell. Reasons: Densely ivy clad multi-stemmed, mostly dead, adjacent footpath to rear gardens.	Cutbush
252036	23 Erleigh Court Gardens, RG6 1EB	Householder application for the proposed conversion of existing garage to create habitable accommodation, along with changes to fenestration	Whitegates

Dated: 2<sup>nd</sup> September 2025

**AGENDA ITEM 8**

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

**Closed Enforcement Cases – July 2025**

<b>Address</b>	<b>Details</b>	<b>Outcome</b>
1 Easby Way	Extension used as annex with different postal address	No breach
4 Meadow Road	property being used as a HMO	No breach
5 Aldbourne Avenue	Blocking pavement with building materials and hole dug pavement up wit	No breach
5 Leighton Court	Suspected Air BnB	Voluntary compliance
6 Meadow Road	property being used as a HMO	No breach
7 Bythorn Close	Not built in accordance with approved plans 242973	No breach
7 Wilderness Road	Outbuilding in rear garden without PP being used as dwelling	No breach
8 Compton Close	unauthorised gate	No breach
8 Hilbury Road x 2	PCN served	Notice served
8 Meadow Road	property being used as a HMO	No breach
30 Chiltern Crescent	extensive works conducted on the existing rear extension (duplicate)	No breach
36 Erleigh Court Gardens	properties in rear gardens being rented out	Application submitted
44 Shepherds House Lane	PCN Served	Notice served
75 Silverdale Road	Building work not in accordance with approved plans - too big	No breach
84 Hilmanton	Duplicate of RFS/2025/090573	Other

**Live Enforcement Cases – August 2025**

<b>Address</b>	<b>Details</b>
Barber at Asda, Chalfont Way	Barbers Portacabin on paved area near shop entrance without PP
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
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
2 Conygree Close (Annex)	Annex created without permission
5 Merrifield Close	Car sales business operating from residential dwelling
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
8 Hilbury Road	Vehicle repair business operating from residential property without PP
16 Finch Road	Erection of garden outbuilding which appears to be higher than PD
22 Chicory Close	Breach of condition 5 of 190951 re parking
25 Henley Wood Road	Breach of condition 9 of 222972 re landscaping
26 Erleigh Court Gardens	Properties in rear gardens being rented out
26 Repton Road	Building work not in accordance with approved plans
28 Chiltern Crescent	Large shed which is being used for living purposes in rear garden
31 Amber Close	Garage conversion and alterations without permission
39 Amber Close	Garage converted without permission
44 Shepherds House Lane	Brick built structure in rear garden without PP and possibly being let
48 Delamere Road	Garage as self-contained flat without PP
51 Eastcourt Avenue	Out of keeping with local environment/buildings
53 Mill Lane	Dormer too close to boundary - not as per approved plans
54 Loxwood	Garden Office not built to regs
60 Ryhill Way	Business running from premises

**APPENDIX C**

84 Hilmanton	Loft conversion in progress
93 Silverdale Road	Breach of conditin 6 (parking) & 7 (dropped kerb) of 240287.
102 Elm Road	Property possibly HMO for 8 people without permission
129 Fleetham Gardens	Property being rented out as a HMO without PP
299 Wokingham Road	Unauthorised works
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162

Dated: 2<sup>nd</sup> September 2025