

Planning & Transport Committee Meeting – 4th November 2025

AGENDA ITEM 5.1

PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 1st OCTOBER – 28th OCTOBER 2025

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
250383	40 Shepherds House Lane	Householder application for the proposed erection of a part single part two storey front, side and rear extensions to include a new porch, a rear dormer and roof light, loft conversion to create habitable accommodation following demolition of existing detached garage.	N/O	A
251523	6 Kensington Close	Householder application for the proposed erection of a single storey side extension with associated alterations to side facing fenestration.	N/O	A
251567	82 Cannock Way	Full application for the proposed erection of a single storey side extension to existing ground floor flat.	N/O	A
251613	77 Elm Road	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.	N/O	A
251687	50 Bradmore Way	Householder application for the proposed erection of a first-floor rear extension, changes to fenestration and garage conversion to create gym.	N/O	A
251793	98 Pitts Lane	Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear garage with associated fenestration alterations to the front, side and rear elevations and erection of outbuilding (part-retrospective)	C/A	A
251804	11 Stockbury Close	Householder application for the proposed side single storey infill extension, garage conversion and changes to fenestration.	N/O	A
251827	University of Reading Library, Shinfield Road	Full application for the proposed installation of a new substation, standby generator and associated below	N/O	A

APPENDIX A

		ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.		
251857	15 The Crescent	Householder application for the proposed erection of a single storey rear extension with associated rear-facing fenestration alterations.	N/O	A
251863	44 Ilfracombe Way	Householder application for the proposed erection of First Floor side extension to include 2no. Dormers, insertion of rooflights plus changes to fenestration.	R	A
251867	84 Hilmanton	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).	N/O	A
251888	72 Meadow Road	Householder application for a single storey front and rear extension.	N/O	A
251891	31 Amber Close	Householder application for the proposed garage conversion (Part Retrospective).	R	A
251925	74 Elm Road	Householder application for the proposed erection of a single storey rear extension and detached garage following demolition of existing conservatory.	C/A	A
251972	12 Erleigh Court Gardens	Householder application for the proposed erection of part two-storey, part single-storey side extension, single-storey rear extension and removal of one existing chimney.	N/O	A
252025	58 Bridport Close	Householder application for the proposed erection of a single-storey front extension and single-storey rear infill extension, and garage conversion to create habitable accommodation.	R	A
252036	23 Erleigh Court Gardens	Householder application for the proposed conversion of existing garage to create an ancillary annexe, along with changes to fenestration.	C/A	A
252072	75 Silverdale Road	Variation to vary condition 2 of planning consent 250728 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. Condition 2 refers to approved details and variation is to allow changes to eaves height of a front and rear extensions (retrospective).	N/O	A
252098	159 Beech Lane	Householder application for the proposed erection of a single storey	N/O	A

APPENDIX A

		side extension and a single storey rear extension with roof lights and roof lantern, together with fenestration alterations and conversion of the existing garage into habitable accommodation.		
252127	14 Delamere Road	Householder application for the proposed garage conversion, single storey side and rear extension with roof lights	N/O	A
252156	16 Allonby Close	Householder application for the proposed erection of single storey rear extension following 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: 28th October 2025

Planning & Transport Committee Meeting – 4th November 2025AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 28th OCTOBER 2025

Planning Ref No:	Address	Application Details	Town Ward
251727	138 Church Road RG6 1HR	Householder application for the proposed erection of two-storey front extension, including porch creation, first-floor side extension, part two-storey with balcony, part single-storey rear extension following demolition of existing orangery, loft extension with 2no. dormers providing 2no. habitable accommodation and conversion of garage to provide additional habitable accommodation.	Whitegates
252102	112 Silverdale Road RG6 7LU	Householder application for the proposed alteration to the front porch roof through the replacement of the existing flat roof with a pitched roof incorporating two roof lights, alongside associated alterations to front-facing fenestration.	Maiden Erlegh
252103	32 Sutcliffe Avenue RG6 7JN	Householder application for the proposed erection of a part single, part two-storey side extension, single-storey rear extension, conversion of loft to habitable space with rear dormer, addition of 6 no. rooflights following demolition of existing detached garage, single-storey side extensions and rear extension.	St Nicolas
252302	URS Building, Whiteknights Campus, Shinfield Road	Application to vary condition 2 of planning consent 243128 for the 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. Condition 2 refers to the approved details, and the variation is for internal alterations.	Radstock
252339	11 Chive Road RG6 5XP	Application for works to protected tree/s TPO 162/1979, Area 1, G1, Ash x 6 – Fell 2 no. trees within garden of no. 11 Chive Road to ground level.	Hillside
252240	21 Wickham Road RG6 3TE	Application to remove condition 6 of planning consent 39117 for the proposed first floor side extension over existing garage to enlarge bedrooms plus erection of conservatory at rear of dwelling. Condition 6 relates to future works to the dwelling.	Hawkedon
252355	3 Adams Way	Householder application for the proposed installation of an Air Source Heat Pump (ASHP) to the side of the property, following demolition of an existing single storey structure.	Radstock
252362	161 Church Road RG6 1HQ	Householder application for the proposed addition of roof lights plus canopy to the rear elevation. (Retrospective)	Whitegates
252364	5 Buckhurst Way RG6 7RL	Application for works to protected tree/s TPO-1520-2016. T1 – Cherry - Reduce secondary branches away from neighbours' property by 1m. T2 – Lime – Pollard back to previous points. T3 – Cherry - Reduce secondary branches away from neighbours' property by 1m. T4 – Lime – Pollard back to previous points. T5 – Lawson Cypress – reduce secondary branches away from wires by 30cm. T6 –	Redhatch

APPENDIX B

		Lime – Pollard back to previous points. T8 – Oak – reduce secondary branches away from wires and lamp post by 30cm. T9 – Lime – Pollard back to previous points. T10, Oak (Maple on TPO) – Reduce secondary branches away from lamp post by 30cm. Remove epicormic growth. Reason for Works: Very low canopy interfering with fence. Canopy is rubbing on roof, reduce branches away from wires and lamp post.	
252389	URS Building, Whiteknights Campus	Application to vary condition 2 of planning consent 243127 for the 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. Condition 2 refers to the approved details, and the variation is for internal alterations.	Redhatch
252416	652 Wokingham Road RG6 7HN	Application to vary condition 2 of planning consent 240839 for the 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. Condition 2 refers to the approved details, and the variation is for changes to external materials and fenestration, plus removal of the single storey pitched roof at the side and rear and reduction in the width of the side / rear extension.	St Nicolas
252463	4 Pimento Drive RG6 5GZ	Householder application for the proposed erection of a single storey front extension with porch canopy roof and a single storey rear extension following demolition of the existing conservatory, plus installation of rooflights and a rear dormer to facilitate the conversion of the loft to habitable accommodation, addition of raised decking at the rear, changes to fenestration, and partial conversion of the garage to habitable accommodation. (Part retrospective)	Hillside
252476	28 Milton Road RG6 1EL	Householder application for the proposed erection of a two-storey side extension, a single storey rear extension, 2no rear dormers to facilitate loft conversion plus garage conversion to create habitable accommodation, changes to fenestration to include 1no Juliet balcony (part-retrospective)	Whitegates
252478	17 Saffron Close RG6 7JA	Householder application for the proposed garage conversion and rear extension	St Nicolas

Dated: 28th October 2025



**WOKINGHAM
BOROUGH COUNCIL**

ROAD TRAFFIC REGULATION ACT 1984

**WOKINGHAM BOROUGH COUNCIL
(PROHIBITION AND RESTRICTION OF STOPPING, WAITING,
LOADING AND PARKING PLACES) (CONSOLIDATION) ORDER 2023
(AMENDMENT NO. 3) ORDER 2025**

NOTICE OF PROPOSAL

NOTICE IS HEREBY GIVEN that Wokingham Borough Council, as the Local Traffic Authority in exercise of its powers under Sections 1,2,3,4,5,32,35,45,46,49,53,124 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 as amended ('the Act of 1984'), Part 6 of the Traffic Management Act 2004 and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act of 1984, proposes to make the above named Order.

The effect of the Order will be:

To introduce the following restrictions on parts of the following roads, as shown on the plans attached to the draft Order:

No Waiting at Any Time restrictions (double yellow lines)

Arborfield – Princess Marina Drive (Plans Q64), Rowcroft Road (Plans P64, Q63, Q64), Sheerlands Road (Plan P64)

Earley – Shepherd's House Lane (Plans K36, K37, L36), Suttons Park Avenue (Plans K37, L37, L38), Sutton Close (Plan L39), Culver Lane (Plan L39)

Finchampstead – Hatch Ride (Plans AD64, AE64)

Shinfield – Cirrus Drive (Plan I52), Chestnut Crescent (Plan J56)

Spencers Wood – The Square (Plan F59)

Twyford – Broad Hinton (Plan V34), Hurst Road (Plans U34, V34)

Wargrave – Purfield Drive (Plan U22), Victoria Road (Plans U22)

Winnersh – Allnatt Avenue (Plan S48), Bathurst Road (Plan S46)

Wokingham – Elizabeth Road (Plan AA52), Murdoch Road (Plan AA55), Peach Street (Plan Z53), Pyke Close (Plan AA52)

Woodley – Butts Hill Road (Plan P38), Hurricane Way (Plan R38), Lysander Close (Plan R38), Selcourt Close (Plan O37), Western Avenue (Plan O37), Wroxham Road (Plan O37)

No Waiting Restrictions (single yellow lines)

Twyford – Colleton Drive (Plan V32)

Woodley – Western Avenue (Plan O37)

Limited Waiting bays

Earley – Suttons Park Avenue (Plan J37), Hilmanton (Plan K49)

Wargrave – Victoria Road (Plan V22)

Wokingham – Outfield Crescent (Plan Y54)

Disabled Parking Bays

Wokingham - Peach Street (Plan Z53)

No Loading

Wokingham – Murdoch Road (Plan Z55)

Restricted Parking Zone – No Loading

Finchampstead – Nash Grove Lane (Plans V59, V60, V61, V62)

Documents giving more detailed particulars of the proposals may be inspected during office hours, Monday to Friday, at: Wokingham Borough Council Offices, Shute End, Wokingham, Berkshire RG40 1WN from **20th October 2025** or viewed online at: <https://www.wokingham.gov.uk/roads/traffic-management-and-road-safety/traffic-regulation-orders-tros>

Any person wishing to object to, or support, the proposed Order should send their representation in writing, stating the grounds on which it is made, to: Traffic Management Team, Wokingham Borough Council, Shute End, Wokingham, Berkshire RG40 1BN or visiting: <https://engage.wokingham.gov.uk/en-GB/folders/traffic-management-consultations>

The deadline for the receipt of objections is 23:59 on **10th November 2025**.

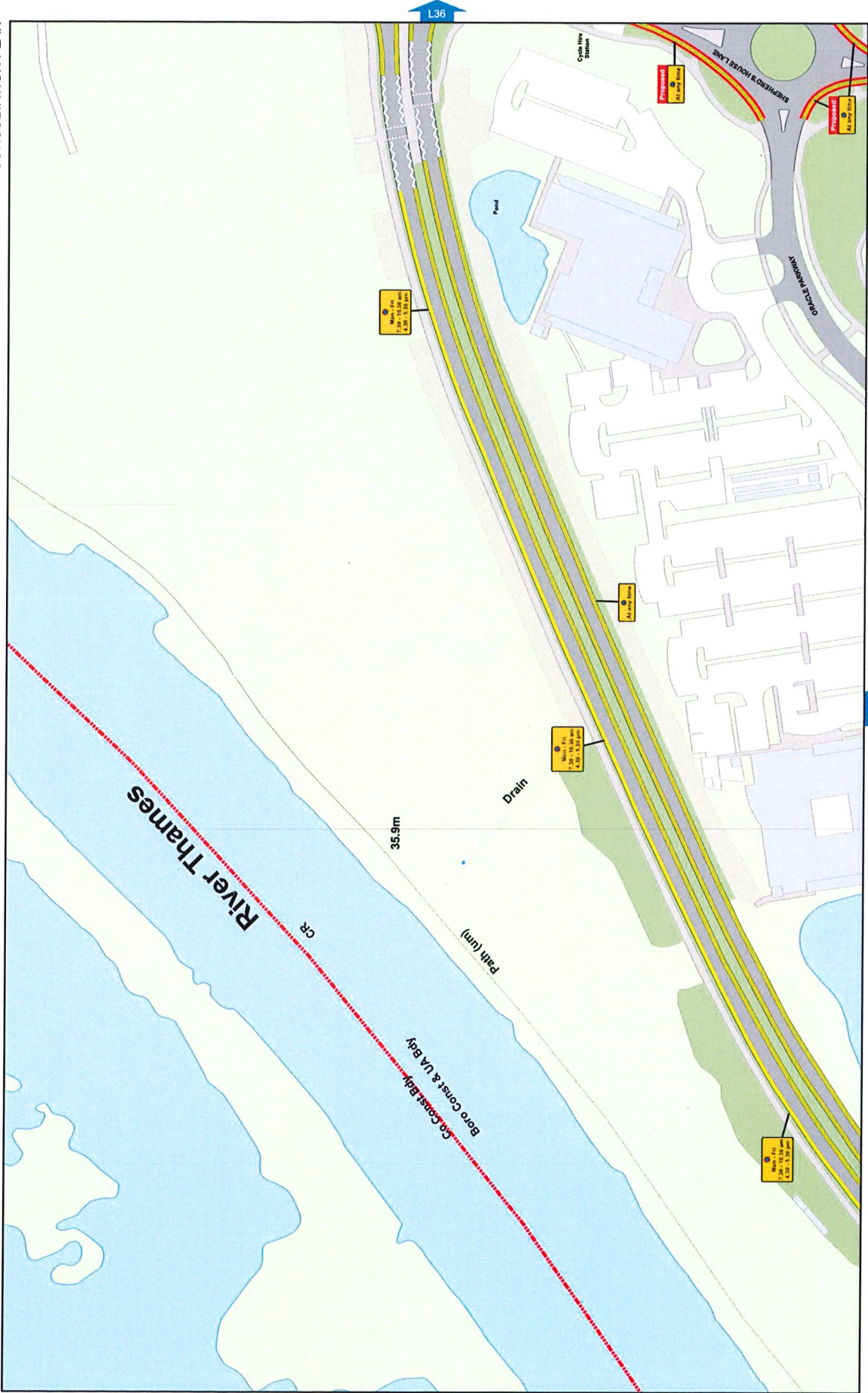
Dated this 9th October 2025.

Chris Easton,
Service Director Highways and Transport,
Wokingham Borough Council,
Shute End,
Wokingham,
RG40 1WL

Shepherds House Lane

CONSULTATION PLAN

Plan No: K36



Wokingham Borough Council
Civic Offices
Wokingham
Berkshire
RG40 1BN



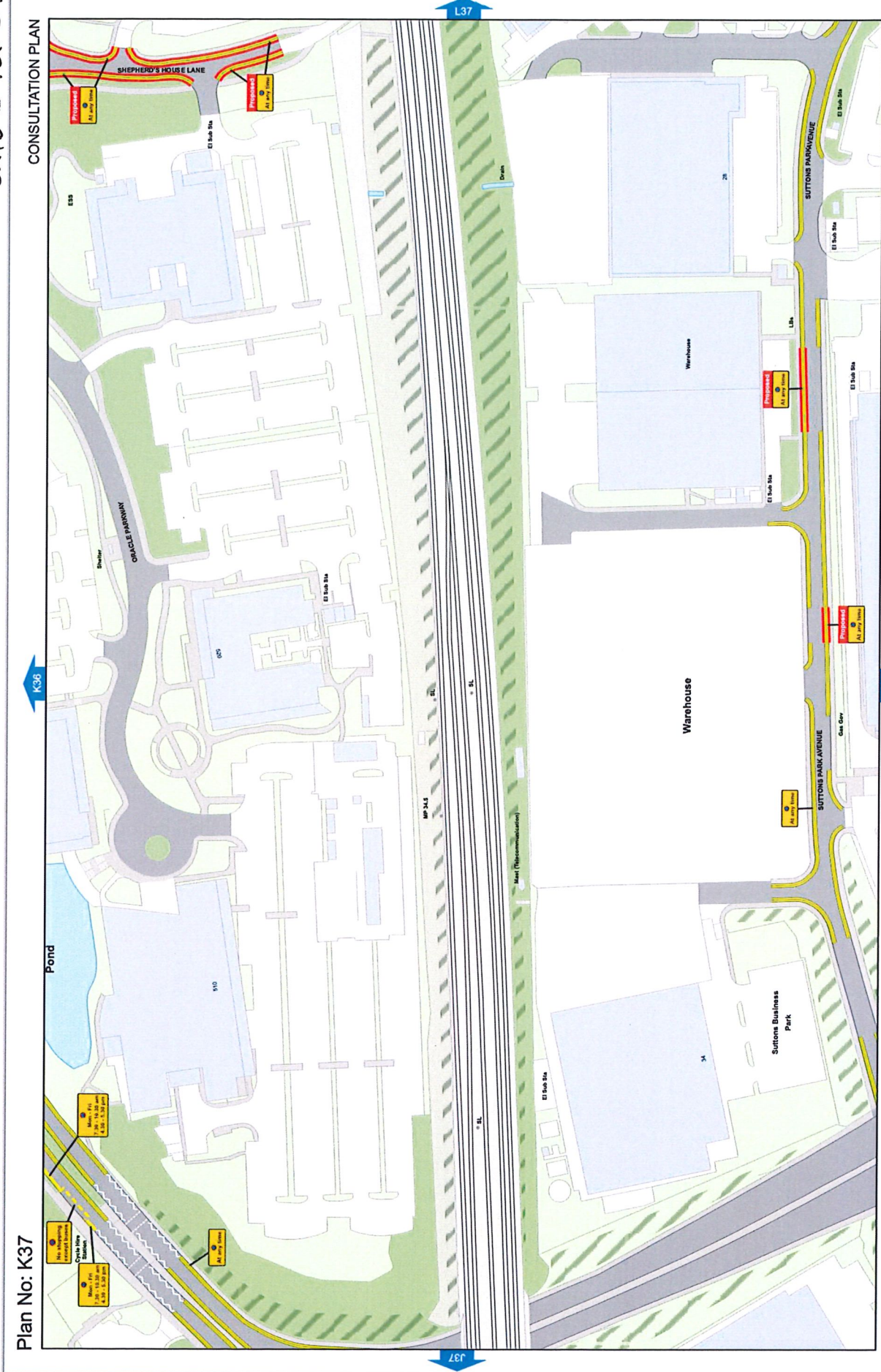
Wokingham Borough Council (Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places (Consolidation) Order 2023

SCALE - 1:1,250 @ A3

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Shepherds House Lane +
Suttons Park Avenue.



Plan No: K37

CONSULTATION PLAN

Wokingham Borough Council (Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places (Consolidation) Order 2023)

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Suttons Park Avenue



Plan No: L37

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Wokingham Borough Council (Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places (Consolidation) Order 2023

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Suttons Park Avenue

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Plan No: L38



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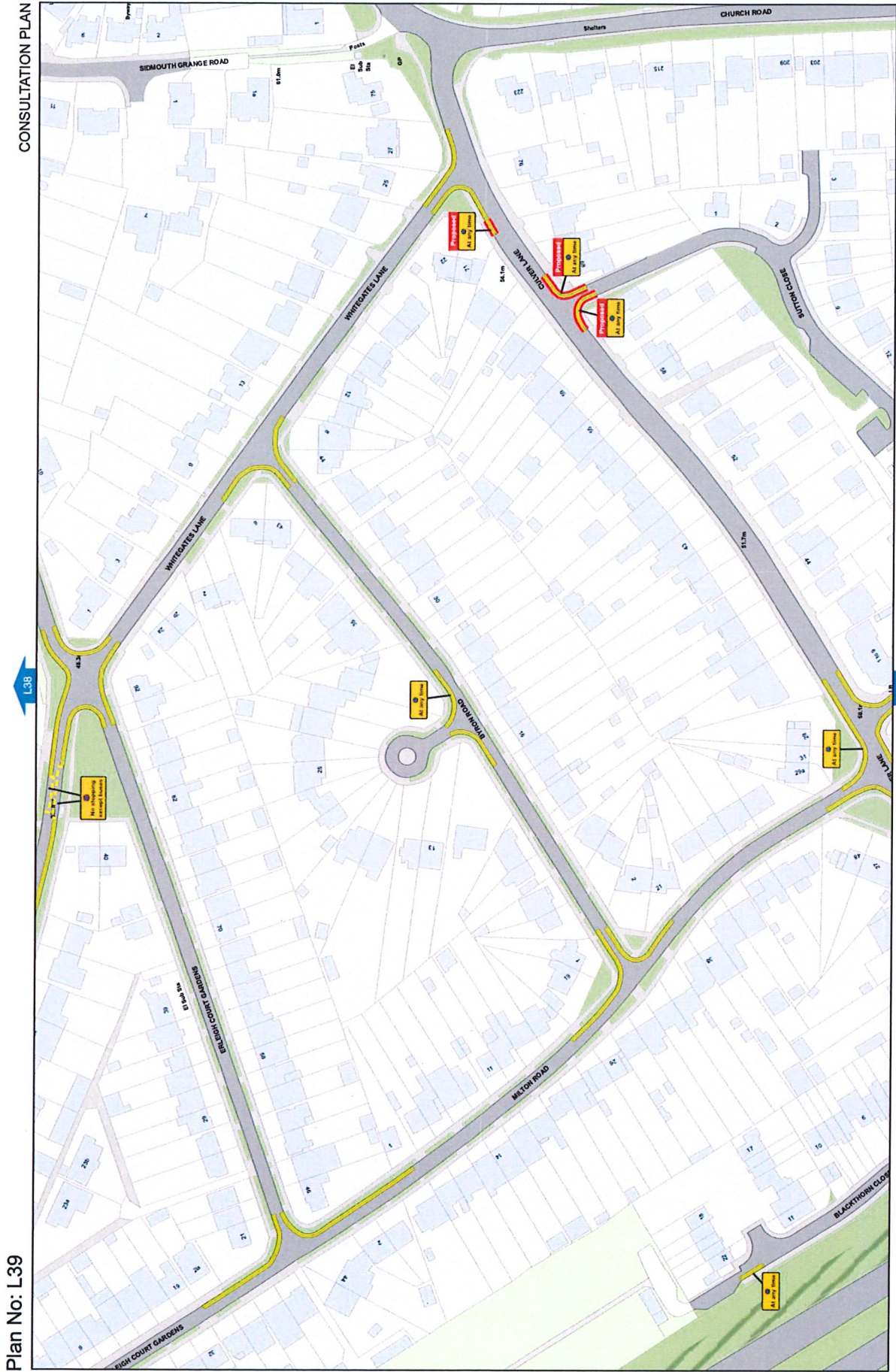


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Cuivert Lane e Sutton Close



Plan No: L39

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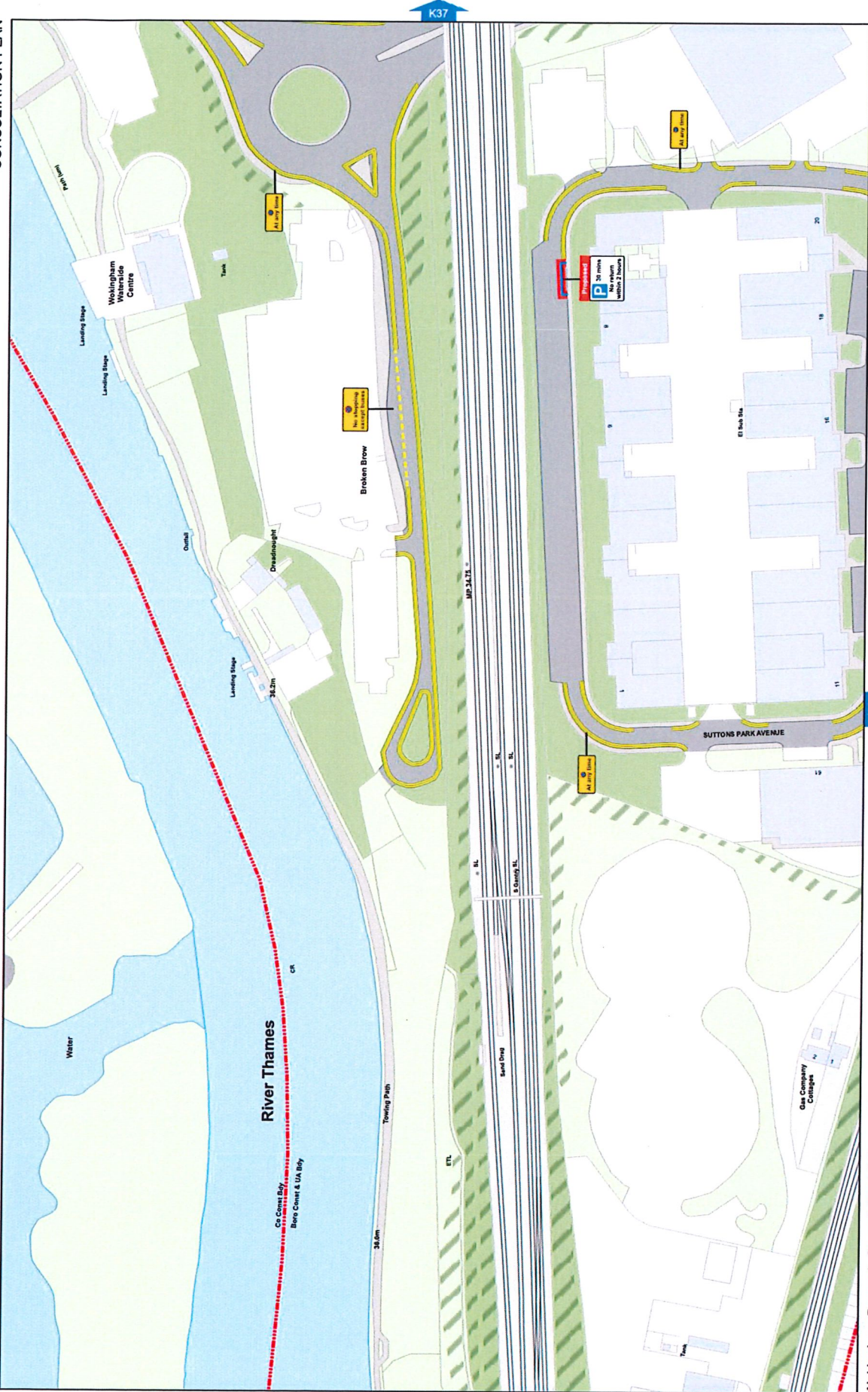
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Suttons Park Avenue

Plan No: J37

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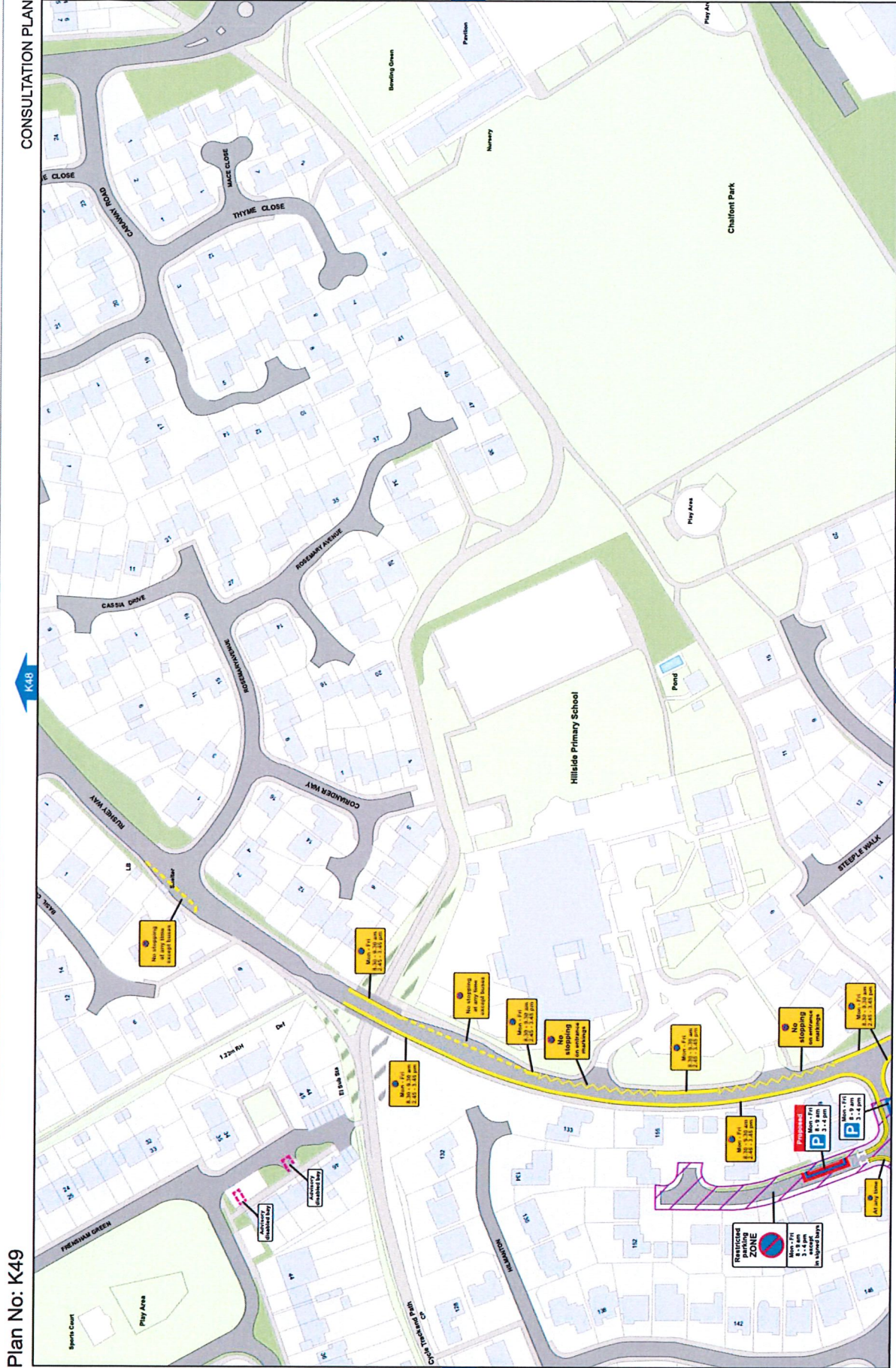
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Hilmenton



Plan No: K49

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Wokingham Borough Council (Prohibition and Restriction of Stopping, Waiting, Loading and Parking Places (Consolidation) Order 2023)

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