

Planning Committee Meeting – 7th October 2025AGENDA ITEM 5.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 3rd SEPTEMBER – 30th SEPTEMBER

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
250943	1 Hilltop Road	Householder application for the proposed single storey rear extension to replace existing conservatory, along with alterations to the roof to serve an extension of the loft conversion.	C/A	A
251346	20 Culver Lane	Householder application for the Proposed erection of an outbuilding (part retrospective).	R	A
251586	8 Culver Lane	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.	R	R
251630	28 Sellafield Way	Householder application for the proposed erection of a single storey rear extension and garage conversion.	N/O	A
251638	10 Sawtry Close	Householder application for the proposed erection of a single storey front porch extension with level access alongside the partial conversion of the existing garage to facilitate internal alterations, with associated fenestration changes to the front elevation.	N/O	A
251648	33 Stanton Close	Householder application for the proposed erection of a single storey front extension, two-storey side and rear extension, following the demolition of the existing garage, conservatory and rear single storey extension.	N/O	A
251715	128 Church Road	Full application for the proposed installation of statues to the elevations and roof of the building.	N/O	A
251759	40 Chatteris Way	Householder application for the proposed erection of a two-storey side extension following partial demolition of existing detached double garage along with changes to fenestration.	N/O	A
251832	Earley East Building, Thames Valley Park Drive	Full application for the proposed installation of a prefabricated modular ramp system and hardstanding to form a new pathway.	N/O	A

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251876	58 Church Lane	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.	ETC raised concerns regarding the adequacy of the information submitted	R
251956	20 Springdale	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus 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: 30th September 2025

Planning Committee Meeting – 7th October 2025AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 30th SEPTEMBER 2025

Planning Ref No:	Address	Application Details	Town Ward
250383	40 Shepherd House Lane, RG6 1AD	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. WBC has received revised plans for this application which show alterations to part single part two storey front/side/rear extension and rear dormer.	Whitegates
250828	139 Wilderness Road, RG6 5RD	Householder application for proposed single storey front extension, two storey side and single storey rear infill extension followed by changes to fenestration.	Radstock
252025	58 Bridport Close RG6 3DG	Householder application for the proposed erection of a single-story front extension and single-story rear infill extension, and garage conversion to create habitable accommodation.	Hawkedon
252037	122 Chilcombe Way, RG6 3DD	Householder application for the proposed conversion of the garage, with changes to fenestration.	Hawkedon
252127	14 Delamere Road RG6 1AP	Householder application for the proposed garage conversion, single storey side and rear extension with roof lights.	Whitegates
252136	19 Regent Close RG6 4ES	Householder application for the proposed two storey side extension following conversion of existing garage to create habitable accommodation, single storey rear extension plus changes to fenestration.	Cutbush
252137	20 Rosemary Avenue RG6 5YQ	Application to vary condition 2 of planning consent 250888 for the 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. Condition 2 refers to Approved Details and the variation is to make minor amendments to roof levels.	Hillside
252139	28 Redhatch Drive RG6 5QP	Householder application for the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof lights.	Radstock
252155	11 Chicory Close RG6 5GS	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 6.00m, for which the maximum height would be 2.78m and the height of the eaves 2.55m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Hillside
252156	16 Allonby Close RG6 3BY	Householder application for the proposed erection of single storey rear extension following demolition of existing conservatory.	St Nicolas
252161	75 Chiltern Crescent, RG6 1AL	Householder application for the proposed erection of a front porch extension alongside a first-floor side extension with associated side-facing fenestration, the erection of a part single-storey and part two-storey rear extension with	Whitegates

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		associated rear facing fenestration and patio doors, and the erection of a rear facing dormer with Juliet balcony and three front-facing roof lights to facilitate a loft conversion.	
252195	5 Richborough Close RG6 5PW	Householder application for the proposed erection of a two-storey side extension, a single-storey rear extension, and alterations to the front porch roof from flat to pitched, alongside associated fenestration changes to all elevations.	Radstock
252213	22 Selsey Way RG6 4DL	Householder application for the proposed loft conversion, changes to fenestration including insertion of a roof light and front porch glass infill.	Cutbush
252217	16 Squirrels Way RG6 5QT	Application for works to protected tree/s TPO- 0737-1995 T2, Robinia - Remove 2 limbs on southeast side of crown to collar cuts. Reason for Works: To prevent the tree from significantly overhanging the property. The two limbs in question have fibre buckling at their base.	Radstock

Dated: 30th September 2025

Planning Committee Meeting – 7th October 2025AGENDA ITEM 7WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATIONClosed Enforcement Cases – August 2025

Address	Details	Outcome
Land opposite 38 Henley Wood Road	U/a building works	No breach
Moat House Hotel, Mill Lane	Raising of ground without permission	No breach
Reading Moat House Hotel, Mill Lane	Duplicate of RFS/2025/090682	Other
5 Merrifield	Car sales business operating from residential dwelling	No breach
9 Hollym Close	Foundation concern and guttering issue	No breach
16 Finch Road	Erection of garden outbuilding which appears to be higher than PD	Not expedient
28 Chiltern Crescent	Large shed which is being used for living purposes in rear garden	No breach
31 Amber Close	Garage conversion and alterations w/o permission	Application submitted
44 Shepherds House Lane x3	PCN served	Notice served
51 Eastcourt Avenue	Out of keeping with local environment/buildings	No breach
54 Loxwood	Garden office not built to regs	Other
54 Shepherds House Lane	PCN	Notice served
60 Ryhill Way	Business running from premises	No breach
66 Beech Lane	Fence post erected over 1m adj to highway	No breach
84 Hilmanton	Loft conversion in progress	Application submitted

Live Enforcement Cases – September 2025

Address	Details
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
Moat House, Mill Lane	Untidy land
Reading Moat House Hotel, Mill Lane	Possible change of use of premises
The Dreadnought, Kennet Side, Reading	Ortal there appears to be no recent or historical applications around
Unit 2, Waterside Early Care and Education Centre, 600 Thames Valley Park Drive	Cofu clarification of premises – charity for disabled children
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 Nash Close	BofC re residential use PP 251103 withdrawn
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
22 Chicory Close	Breach of condition 5 of 190951 re parking
25 Henley Wood Road	BofC 9 of 222972 re landscaping
26 Erleigh Court Gardens	Properties in rear gardens being rented out
26 Finch Road	Breach of condition 4 of 240259 re drainage
26 Repton Road	Building work not in accordance with approved plans
39 Amber Close	Garage converted without permission
44 Shepherds House Lane	Brick built structure in rear garden without PP and possibly being let

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48 Delamere Road	Garage as self-contained flat without PP
53 Mill Lane	Dormer too close to boundary – not as per approved plans
54 Loxwood	Garden office not constructed towards permitted regulations
54 Shepherds House Lane	Dog grooming business operating from residential premises without PP
75 Silverdale Road	Extension is being built not in accordance with plans 251750
83 Mays Lane	Unauthorised building works
93 Silverdale Road	Breach of conds 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
161 Church Road	Building work not in accordance with approved plans
161 Church Road	Erection of outbuilding
299 Wokingham Road	Unauthorised works
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
585 London Road	Large structure being built in rear garden without PP

Dated: 30th September 2025

Planning Committee Meeting – 7th October 2025

ITEM 12 – Loddon Garden Village Walking Tours

Wokingham Borough Council organised a number of in-person walking tours along with on-line tours for local stakeholders, to get input for its Loddon Garden Village Design Code.

The locations for the walks were Arborfield, Shinfield, Sindlesham and Wokingham town centre.

The walks were hosted by a WBC Senior Planning Officer and an Urban Designer from the company FERIA Urbanism, who will be developing the design code.

I attended one walk in Sindlesham and one in Wokingham, on the 18th and 22nd September.

In Sindlesham, the walk concentrated on the recently built Hatch Farm development, looking at layouts, the street scene, traffic management, building materials etc.

In Wokingham, the walk looked at various areas of the town centre: -

- Peach Place
- Peach Street
- Market Place
- Howard Palmer Gardens
- Elms Field
- Carnival Pool

Attendees considered the design of new buildings, open spaces and traffic/pedestrian interactions, looking particularly at these places with a view of people with disabilities.

The hosts took away attendee's feedback and will use them to develop the LGV design code.

Both walks were very interesting and a good opportunity to talk to professional urban planners.

Councillor Neal
23rd September 2025



**WOKINGHAM
BOROUGH COUNCIL**

ROAD TRAFFIC REGULATION ACT 1984

**WOKINGHAM BOROUGH COUNCIL
(CULVER LANE AND PALMERSTONE ROAD, EARLEY)
(20 MPH ZONE) ORDER 2025**

NOTICE IS HEREBY GIVEN that Wokingham Borough Council ("the Council"), in exercise of its powers under Sections **82(2)(a)**, **83(2)**, **84(1)** and **(2)** of, and **Part IV of Schedule 9** to, the Road Traffic Regulation Act 1984, and all other enabling powers, hereby makes the following Order:

1. Citation and Commencement

This Order may be cited as the "**WOKINGHAM BOROUGH COUNCIL (CULVER LANE AND PALMERSTONE ROAD, EARLEY) (20 MPH ZONE) ORDER 2025**" and shall come into operation on **XXX 202X**.

2. Interpretation

The Interpretation Act 1978 shall apply to the interpretation of this Order as it applies to the interpretation of an Act of Parliament.

3. Speed Limit

No person shall drive a motor vehicle at a speed exceeding 20 miles per hour on the length of roads specified in Schedule 1 to this Order. The limits of the 20 mph zone shall be indicated by traffic signs in accordance with the Traffic Signs Regulations and General Directions 2016

Schedule 1

20mph Zone by Order

ROAD NAME	EXTENTS OF ZONE
Culver Lane, Earley	from a point 15 metres east of its junction with Palmerstone Road for a distance of approximately 250 metres in a westerly direction.
Palmerstone Road, Earley	for its entire length

Authorised Signatory

THE COMMON SEAL OF
WOKINGHAM BOROUGH COUNCIL
Was hereunto affixed on the XXth Day
Of MONTH YEAR in the presence of

Authorised Signatory/ Solicitor



**WOKINGHAM
BOROUGH COUNCIL**

ROAD TRAFFIC REGULATION ACT 1984

NOTICE OF PROPOSAL

**WOKINGHAM BOROUGH COUNCIL
(CULVER LANE AND PALMERSTONE ROAD, EARLEY)
(20 MPH ZONE) ORDER 2025**

NOTICE IS HEREBY GIVEN that Wokingham Borough Council proposes to make an Order under **Sections 82(2)(a), 83(2) and 84(1) and (2)** of, and **Part IV of Schedule 9** to, the Road Traffic Regulation Act 1984 and all other enabling powers.

The effect of the Order will be to:

Introduce a 20mph zone on the following length of road:

- **Culver Lane, Earley**, from a point 15 metres east of its junction with Palmerstone Road for a distance of approximately 250 metres in a westerly direction.
- **Palmerstone Road, Earley**, for its entire length.

The purpose of the proposed Order is to reduce traffic speeds and improve safety for all road users in this predominantly residential area, which forms part of a strategic active travel corridor.

Documents giving more detailed particulars of the proposal may be inspected during office hours, Monday to Friday, at: Wokingham Borough Council Offices, Shute End, Wokingham, Berkshire RG40 1WN from **29th September 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/>

The deadline for receipt of representations is 23:59 on **20th October 2025**.
Dated this **25th September 2025**

Chris Easton, Service Director, Highways and Transport, Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1BN.

