

Planning & Transport Committee Meeting – 9<sup>th</sup> December 2025AGENDA ITEM 5.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 29<sup>th</sup> OCTOBER TO 2<sup>nd</sup> DECEMBER 2025

<b>Application Ref No</b>	<b>Address</b>	<b>Application Details</b>	<b>Town Council Recommendation</b>	<b>Planning Authority Decision</b>
250828	139 Wilderness Road	Householder application for proposed single storey front extension, two storey side, single storey rear and single storey infill extension followed by changes to fenestration.	N/O	A
252037	122 Chilcombe Way	Householder application for the proposed conversion of the garage, with changes to fenestration.	R	A
252095	74 Church Road	Householder application for the proposed erection of a two-storey side extension; the replacement of all existing fenestration; alterations to external finishes, and installation of rooflights to facilitate loft conversion.	N/O	A
252136	19 Regent Close	Householder application for the erection of a single storey rear extension plus changes to fenestration.	R	A
252137	20 Rosemary Avenue	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 and fenestration.	N/O	A
252161	75 Chiltern Crescent	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 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.	C/A	A
252195	5 Richborough Close	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,	N/O	A

**APPENDIX A**

		alongside associated fenestration changes to all elevations.		
252205	101 Mays Lane	Householder application for the erection of a single storey rear extension and removal of the existing conservatory.	N/O	A
252213	22 Selsey Way	Householder application for the proposed loft conversion, changes to fenestration including insertion of a roof light and front porch glass infill.	N/O	A
252478	17 Saffron Close	Householder application for the proposed garage conversion and rear extension.	N/O	A
252500	548 Wokingham Road	Householder application for the proposed erection of a detached single storey garage, following the demolition of the existing garage. (retrospective)	No ETC recommendation submitted as WBC determined application on 27/11/2025	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> December 2025

Planning & Transport Committee Meeting – 9<sup>th</sup> December 2025AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 2<sup>ND</sup> DECEMBER 2025

Planning Ref No:	Address	Application Details	Town Ward
252362	162 Church Road, RG6 1HQ	Householder application for the proposed addition of roof lights plus canopy to the rear elevation. (Retrospective)	Whitegates
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
252500	548 Wokingham Road, RG6 7JB	Householder application for the proposed erection of a detached single storey garage with a dual-pitched tiled roof to match the main dwelling, incorporating facing brickwork to match the host property, with double garage doors to the front elevation and a pedestrian access door to the side elevation, following the demolition of the existing prefabricated garage. <b>(This application has already been determined by WBC).</b>	St Nicolas
252543	74 Church Road RG6 1HU	Householder application for the proposed replacement of existing old shed with new shed.	Whitegates
252631	58 Hilltop Road, RG6 1DA	Householder application for the proposed single storey front and rear extension, and proposed first floor front, side and rear extensions. Including a garage conversion.	Whitegates
252661	Hutton Building, 100 Thames Valley Park Drive, RG6 1PT	Prior approval submission for demolition of 4 no. two storey car park buildings. <b>This type of application does not require consultation and is for information only.</b>	Whitegates
252668	27 Pitts Lane RG6 1BX	Householder application for the proposed installation of a dropped kerb and new access to the front of the property following part demolition of existing garden wall.	Whitegates
252669	6 Loxwood RG6 5QX	Householder application for the proposed erection of a single storey rear and a single storey rear/side extensions, garage conversion to create habitable accommodation along with changes to fenestration and insertion of the roof lights.	Radstock
252672	Sindlesham Mill Farm House, Mill Lane, RG41 5DQ	Householder application for the proposed erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.	Hawkedon
252673	Sindlesham Mill Farm House, Mill Lane, RG41 5DQ	Application for Listed Building consent for the proposed erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.	Hawkedon
252685	University of Reading, Whiteknights House, Shinfield Road, RG6 6UR	Application for advertisement consent for 3 no. internally illuminated freestanding display sign. <b>This type of application does not require consultation and is for information only.</b>	Redhatch

**APPENDIX B**

252711	14 Rainworth Close RG6 4DP	Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.	Cutbush
252727	1 Maiden Lane Centre, RG6 3HD	Full application for the proposed installation of a replacement shop front plus changes to fenestration.	Hawkedon
252728	3 Maiden Lane Centre, RG6 3HD	Full application for the proposed installation of a replacement shop front plus changes to fenestration.	Hawkedon
252738	5 Elm Lane RG6 5UE	Full application for the proposed change of use of the property to a children's residential care home (Use Class C2) plus erection of a single storey side extension to the existing rear outbuilding and installation of fencing.	Radstock
252774	44 Shepherds House Lane, RG6 1AD	Householder application for the proposed erection of a single-storey outbuilding with associated fenestration.	Whitegates
252809	2 Somerton Gardens, RG6 5XG	Application for works to protected tree/s TPO 860/1997, T1 and T2 T1, Oak - Remove up to approx. 2-3m back to appropriate pruning points from only the significantly extended areas of the crown (as indicated in annotated photos); remove major deadwood. T2, Oak – Crown reduction by approx. 1.5-2m back to appropriate pruning points; remove up to approx. 2-3m from the significantly extended southern limb (as indicated in the annotated photos); remove major deadwood. <b>This applications does not require consultation and is for information only.</b>	Radstock
252822	27 Sutcliffe Avenue, RG6 7JW	Householder application for the proposed erection of single-storey rear extension, two-storey side and front extension with rear roof terrace and privacy screen.	Whitegates
252826	2 Delamere Road, RG6 1AP	Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey lean-to structure, plus changes to fenestration and creation of a new rear patio.	Whitegates
252853	87 Redhatch Drive, RG6 5QN	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 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m. <b>This type of application only requires consultation with adjoining neighbours of the site and is for information only.</b>	Radstock
252863	1 Palmerstone Road, RG6 1HL	Full application for the proposed change of use of the building to residential institution (Use Class C2).	Whitegates
252895	Eldon Square Conservation Area	Notification from adjoining Local Authority: - Consultation from Reading Borough Council for the following proposal: A community-led Conservation Area Appraisal for the Eldon Square Conservation Area. <b>This type of application does not require consultation and is for information only.</b>	x
252911	Land to the rear of 11 Chive Road, RG6 5XP	Application for works to protected tree/s TPO 162/1979, AREA 1 T1, Ash (ID 015518) – Section fell to leave a 1m monolith.	Hillside

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

Planning Committee Meeting – 9<sup>th</sup> December 2025

AGENDA ITEM 7

WOKINGHAM BOROUGH COUNCIL’S PLANNING ENFORCEMENT INFORMATION

Live Enforcement Cases – December 2025

<b>Address</b>	<b>Details</b>
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
Reading Moat House Hotel, Mill Lane,	Possible change of use of premises.
2 Finch Road	Possible encroachment of fence onto highway land
4 Aldbourne Avenue	Extensive surgery was carried out by Acacia Tree Surgery in the area
4 The Parade	Store/staff room being used as habitable accommodation without PP
5 Nash Close	BofC re residential use PP 251103 withdrawn
6 Little Horse Close	UA dormer installed without PP
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
19 Easby Way	Child minding business operating from dwelling - BofC re parking
22 Chicory Close	Breach of condition 5 of 190951 re parking
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	Untidy front garden due to building work
47 Meadow Road	Extension not in accordance with 231118
53 Mill Lane	Dormer too close to boundary - not as per approved plans
54 Loxwood, Earley	Garden office not constructed towards permitted regulations.
54 Shepherds House Lane	Dog grooming business operating from residential premises without PP
89 Church Road	Breach of condition on 212131
93 Silverdale Road	Breach of conds 6 (parking) & 7 (dropped kerb) of 240287.
98 Beaconsfield Way	Unauthorised waste processing use
203 Beech Lane	Building is being deliberately left to deteriorate - S215
299 Wokingham Road	Unauthorised erection of gates and walls
299 Wokingham Road	Unauthorised works
299 Wokingham Road	Siting of residential caravan
438 Wokingham Road	Unregistered studios/annex in the back of property
440 Wokingham Road	Unregistered studios/annex in the back of property

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