

Planning & Transport Committee Meeting – 10<sup>th</sup> March 2026AGENDA ITEM 5.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 4<sup>th</sup> FEBRUARY 2026 TO 3<sup>rd</sup> MARCH 2026

| Application Ref No | Address                       | Application Details   | Town Council Recommendation | Planning Authority Decision |
|--------------------|-------------------------------|---|-----------------------------|-----------------------------|
| 251727             | 138 Church Road,<br>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.                 | C/A                         | A                           |
| 252362             | 161 Church Road<br>RG6 1HQ    | Householder application for proposed single storey side/rear extension including roof light following demolition of the garage, single storey front extension to form a porch, two storey side extension, plus a loft conversion facilitated by a hip to gable roof alteration, 2 No roof lights to the front elevation, a flat roof dormer to the rear elevation(Retrospective). WBC has received revised plans. | N/O                         | A                           |
| 252631             | 58 Hilltop Road,<br>RG6 1QA   | Householder application for the proposed single storey front, side and rear extensions, and proposed first floor front, side and rear extensions. Including a garage conversion. WBC has received revised/amended plans to show the reduction in width of proposed first floor extension.   | C/A                         | A                           |
| 252805             | 65 Egremont Drive,<br>RG6 3BS | Householder application for the proposed erection of a two-storey rear extension, a part single-storey side extension and the conversion of the existing garage, with associated fenestration, following the demolition of elements of the existing rear and side walls.  | N/O                         | A                           |
| 253018             | 35 Chatteris Way<br>RG6 4JA   | Householder application for the proposed erection of a single storey front extension following removal of existing front canopy roof and bay window, plus erection of a single storey rear extension, changes to fenestration and conversion of the garage to habitable accommodation. (Part  | N?O                         | A                           |

**APPENDIX A**

|        |                              |   |     |   |
|--------|------------------------------|---|-----|---|
|        |                              | retrospective). WBC have received revised plans showing fenestration changes to ground floor level.   |     |   |
| 253060 | 22 Sibley Park Road, RG6 5UB | Householder application for the proposed erection of a single storey front extension to form enclosed porch, single storey side extension to form lean-to, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus changes to fenestration including the insertion of a Juliet balcony.                             | R   | A |
| 253088 | 24 Doddington Close, RG6 4BJ | Householder application for the proposed conversion of the garage.  | N/O | A |
| 253108 | 5 Lidstone Close, RG6 4JZ    | Householder application for the proposed single storey front extension.   | N/O | A |
| 253114 | 87 Redhatch Drive            | Householder application for the proposed erection of a two-storey side and part single part two storey rear extension following demolition of the detached garage, plus changes to fenestration and installation of hardstanding to enlarge the front driveway.   | N/O | A |
| 253137 | 34 Luckmore Drive, RG6 7RP   | Application to vary condition 2 of planning consent 231358 for the proposed erection of a part single part two storey side and single storey rear extension following demolition of the existing part single part two storey side/rear extension. Condition 2 refers to approved details. Variation is to allow changes to first floor layout, roof structure and fenestration. | C/A | A |
| 253149 | 24 Wickham Road, RG6 3TE     | Householder application for the proposed erection of a two-storey front extension, single storey rear extension to include roof lights plus first floor rear and side extension to include 1no. Juliet balcony.   | N/O | A |
| 260240 | 51 Sellafield Way, RG6 3BT   | Householder application for the proposed erection of single-storey rear extension (including 2no. rooflights), conversion of garage and 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: 3<sup>rd</sup> March 2026

Planning & Transport Committee Meeting – 10<sup>th</sup> March 2026AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 3<sup>rd</sup> MARCH 2026

| Planning Ref No: | Address   | Application Details   | Town Ward     |
|------------------|---|---|---------------|
| 252930           | 10 Shepherds Avenue,<br>RG6 1AY                                   | Householder application for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation | Whitegates    |
| 253130           | David Lloyd Sports Centre, 1 Thames Valley Park Drive,<br>RG6 1PT | Full application for the proposed extension to the existing David Lloyd Club to form enhanced swimming facilities, Spa and Spa Garden, plus upper floor health and fitness areas and alterations to existing car park layout.                         | Whitegates    |
| 260243           | Earley Station,<br>Station Road,<br>RG6 7DY                       | Prior approval submission for railway works comprising alterations and refurbishment to the existing Earley Station footbridge, including works to staircases, landings, parapets, and associated structural and safety improvements                  | x             |
| 260323           | The Dreadnought,<br>Kennet Side, Earley,<br>RG1 3LU               | The Dreadnought, Kennet Side, Earley, Wokingham, RG1 3LU Proposal: Full application for the proposed change of use of the ground floor (Use Class E(b)) to residential (C3) in conjunction with the existing first floor to create a larger dwelling  | Whitegates    |
| 260325           | 12 Milton Road<br>RG6 1EL   | Retrospective application for the erection of a rear outbuilding.   | Whitegates    |
| 260343           | 33 Swebstone Close<br>RG6 3EZ                                     | Application for works on protected tree/s TPO 383/1988, AREA 1 T1, Oak – Cut back overhanging branches to create 2m clearance from no. 33 Swebstone Close. <b>This type of application does not require consultation and is for information only</b>  | Hawkedon      |
| 260344           | Adjacent to 33 Swebstone Close<br>RG6 3EZ                         | Application for works to protected tree/s TPO 383/1988 T3, Oak – Cut back overhanging branches to create 2m clearance from no. 33 Swebstone Close. <b>This type of application does not require consultation and is for information only</b>          | Hawkedon      |
| 260349           | 8 Tiptree Close,<br>RG6 4HS                                       | Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.   | Hillside      |
| 260372           | 35 Egremont Drive,<br>RG6 3BS                                     | Householder application for the proposed erection of a two storey side extension plus changes to fenestration.  | St Nicolas    |
| 260404           | 25 Delamare Road,<br>RG6 1AP                                      | Householder application for the proposed erection of rear dormer extension and modification of main roof from hipped to gabled formation.   | Whitegates    |
| 260417           | 299 Wokingham Road,<br>RG6 7DU                                    | Full application for the change of use of land for the temporary siting of a caravan for residential use for a period of up to five years. (Retrospective)  | Maiden Erlegh |
| 260469           | 346 Wokingham Road,<br>RG6 7DE                                    | Retrospective application for the erection of a two-storey side extension and a single-storey front extension.  | Redhatch      |
| 260470           | 33 Sellafield Way,<br>RG6 3BT                                     | Householder application for the proposed erection of a single storey front and rear extension plus garage conversion to create habitable accommodation along with changes to fenestration   | St. Nicolas   |

**APPENDIX B**

|        |                              |   |          |
|--------|------------------------------|---|----------|
| 260477 | 4 Harcourt Drive,<br>RG6 5TJ | Householder application for proposed garage conversion, amendments to fenestration and erection of mono pitch porch, rear single storey extension and mono pitch roof and insertion of rear roof lights and erection of an outbuilding. | Hillside |
|--------|------------------------------|---|----------|

Dated: 3<sup>rd</sup> March 2026

Planning & Transport Committee Meeting - 10th March 2026

Agenda Item 7 - WBC Planning Enforcement Information

**Live Cases (As of 27th February 2026)**

| <b>Site Address</b>                 | <b>Description</b>   |
|-------------------------------------|--|
| Land adjacent to 85 Collins Drive   | Historic tree planting not in accordance with approved plan            |
| Reading Moat House Hotel, Mill Lane | Possible change of use of premises.                                    |
| 2 Finch Road                        | Possible encroachment of fence onto highway land                       |
| 26 Finch Road                       | Breach of condition 4 of 240259 re drainage                            |
| 28 Milton Road                      | PP 252476 refused  |
| 203 Beech Lane                      | Building is being deliberately left to deteriorate - S215              |
| 299 Wokingham Road                  | Siting of residential caravan  |
| 46 Sweptstone Close                 | Tutor business running from property without PP                        |
| 438 Wokingham Road                  | Unregistered studios/annex in the back of property                     |
| 440 Wokingham Road                  | Unregistered studios/annex in the back of property                     |
| 5 Erleigh Court Gardens             | Perimeter wall higher than approved plans                              |
| 5 Nash Close                        | BofC re residential use PP 251103 withdrawn                            |
| 53 Mill Lane                        | Dormer too close to boundary - not as per approved plans               |
| 54 Loxwood                          | Garden office not constructed towards permitted regulations.           |
| 560 Wokingham Road                  | Outbuilding being used as a separate dwelling without PP               |
| 6 Little Horse Close                | UA dormer installed without PP   |
| 7 Wilderness Road                   | Garage removed without permission and outbuilding in rear garden built |
| 7 Wilderness Road                   | Residential accommodation in the outbuilding                           |
| 9 Hollym Close                      | Drainage and boundary issues   |

## Closed Cases (As of 27th February 2026)

| Site Address                              | Description   | Closed Date | Outcome               |
|---|---|-------------|-----------------------|
| 4 Lancaster Gardens                       | Aerial erected without PP   | 04/02/2026  | Voluntary compliance  |
| 54 Shepherds House Lane                   | Dog grooming business operating from residential premises without PP    | 06/02/2026  | No breach             |
| 93 Silverdale Road                        | Breach of condition 6 (parking) & 7 (dropped kerb) of 240287.           | 06/02/2026  | Voluntary compliance  |
| 28 Milton Road                            | Noisy working outside working hours                                     | 09/02/2026  | No breach             |
| Field opposite Weir Pool House, Mill Lane | Fence panel fixed to the entrance gate in excess of 1m                  | 10/02/2026  | Voluntary compliance  |
| 98 Beaconsfield Way                       | Unauthorised waste processing use                                       | 10/02/2026  | No breach             |
| 12 Milton Road                            | Construction of large outbuilding                                       | 11/02/2026  | Application submitted |
| 79 Elm Road                               | Property converted into two separate dwellings                          | 17/02/2026  | No breach             |
| The Waterfall, 4 The Parade               | Store/staff room being used as habitable accommodation without PP       | 19/02/2026  | No breach             |
| 7 Wilderness Road                         | The state of the hoarding and untidy site                               | 24/02/2026  | No breach             |
| 36 Chatteris Way                          | External fitting of soil pipe to the visible side elevation of property | 25/02/2026  | No breach             |

**Planning & Transport Committee Meeting – 10<sup>th</sup> March 2026**

**Agenda Item 13.3 – Silverdale Road Traffic Data**

Following the Planning & Transport Committee's request to Wokingham Borough Council for traffic/speed data in Silverdale Road, ETC has received the response below: -

*We do not have recent ATC data for this road and do not carry out ATC data as a blanket approach but for priority areas in which intervention or investigations are being carried out.*

*We use third party software to assess speeds and injury accident data which is a national approach, for local authorities and police forces. This is due to damage only road collisions not nationally being reported to Department for Transport and are not always reported to the police. This data offers insights into possible hot spot areas to consider for intervention and can be looked at for your request.*

*However, please confirm if you are requiring this speed data for the 20mph or 40mph parts of Silverdale Road and any specific sections of road.*

It was confirmed that the request was for the 20mph section of Silverdale Road and the 30mph section of Betchworth Avenue (as there is not a 40mph section). The following response was then received: -

*30mph Betchworth Avenue:*

*Average: 18.7mph*

*85%tile: 29.5mph*

*20mph Silverdale Road:*

*Average: 19.3mph*

*85%tile: 25.1mph*

Please note the 85<sup>th</sup> percentile speed indicates the speed which 85% of drivers travel at or below.

Emma Carroll, Deputy Town Clerk  
02.03.2026

## Planning & Transport Committee Meeting – 10<sup>th</sup> March 2026

### **Agenda Item 13.4 – WBC’s Putting People First on our Streets Safer Streets Programme**

Following WBC’s adoption of its updated Speed Policy in January 2026, WBC is now asking Town/Parish Councils and members of the public to suggest roads and locations based on local knowledge, where they think speed limits should be lowered.

WBC is carrying out the following engagement: -

- Stage 1: Engagement (3<sup>rd</sup> March – 1<sup>st</sup> May 2026)
  - Town & Parish Council’s priority location submission period
  - Public priority location submission period
- Stage 2: Public engagement on initial draft proposals
- Stage 3: Statutory consultation ahead of implementations

Detail of the engagement can be found out: <https://engage.wokingham.gov.uk/en-GB/projects/putting-people-first-on-our-streets-safer-streets-programme>

The questions being asked by WBC are as follows:-

1. Which road or area would you like us to consider for a safer speed limit? Please give sufficient detail to identify the road or area. If you have specific reasons to indicate where a lower limit may start and end, please share this.
2. What type of area is it? Select all that apply.
  - Near a school
  - Residential area
  - Rural road
  - Town centre
  - Village centre
  - Other
3. Why are you proposing this road or area? Select all that apply
  - It’s used by pedestrians
  - It’s used by cyclists
  - It’s near a school
  - It’s near a park
  - It’s near shops
  - It’s in a residential area
  - It’s in an accident hotspot
  - It’s a blind spot for users
  - It’s used as a cut through by vehicles
  - Residents exit properties directly onto road
  - It’s used by horse riders
  - It’s a single track
  - To reduce noise levels
  - Other

4. What is your connection to this road or area? Select all that apply.

- I live nearby
- I walk along this road regularly
- I drive along this road regularly
- I cycle along this road regularly
- I wheel along this road regularly
- A family member uses a nearby school
- I use a nearby park
- I use nearby shops
- Other

5. Is there anything else you would like to add?

It is suggested that the Planning & Transport Committee appoint a working group to consider roads in Earley where speed limits should be lowered and to work through the questions. All councillors can be invited to submit their suggestions to the working group.

The suggested roads and responses to the questions to then be presented to the Planning & Transport Committee on 7<sup>th</sup> April 2026 for agreement.

Emma Carroll, Deputy Town Clerk

03.03.2026