

Planning & Transport Committee Meeting – 7th April 2026AGENDA ITEM 5.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 4th MARCH – 31st MARCH 2026

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
253154	15 Bythorn Close RG6 3BH	Householder application for the proposed erection of a garage conversion, first floor side extension, single storey rear extension alongside changes to fenestration.	R	R
260011	61 Culver Lane RG6 1DX	Householder application for the proposed erection of a single storey rear extension and garage conversion	N/O	A
260056	13 Chiltern Crescent RG6 1AL	Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear extension, plus insertion of 2 no. sun tunnels in the existing single storey side roof and conversion of the garage to habitable accommodation with associated changes to fenestration.	N/O	A
260106	163 Chilcombe Way, RG6 3DD	Householder application for the proposed erection of part single storey/part two storey front extension.	N/O	A
260143	97 Paddick Drive RG6 4HF	Householder application for the proposed erection of single storey side extension and two storey rear extension, following demolition of existing conservatory.	N/O	A
260150	69 Eastcourt Avenue, RG6 1HH	Full application for the proposed change of use of the property to a children's home (Use Class C2).	C/A	A
260166	31 Sutcliffe Avenue RG6 7JW	Householder application for the proposed raising of the roof and insertion of rooflights to create additional first floor accommodation, erection of a two storey front/side extension, removal of the existing chimney, front dormer and existing side porch, plus installation of a new porch canopy roof and changes to fenestration, landscaping and boundary treatments.	N/O	A
260199	23 Sweptstone Close RG6 3EZ	Householder application for the proposed erection of a single storey side extension to create front porch, single storey rear extension, plus changes to garage fenestration	N/O	A

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260207	127 Wilderness Road, RG6 5RD	Householder application for the proposed erection of a single storey rear extension following removal of the existing veranda, plus changes to fenestration and installation of side canopy roof.	N/O	A
260243	Earley Station, Station Road, 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.	N/O	A
260246	36 Ledran Close RG6 4JF	Householder application for proposed erection of single storey rear extension and demolition of existing conservatory, part garage conversion and insertion of new fenestration.	N/O	A
260265	6 Byreton Close RG6 5SA	Householder application for the proposed erection of a single storey side and rear extension, to include 2no. roof lanterns following part conversion of existing garage plus changes to fenestration.	C/A	A
260298	24 Maiden Erlegh Drive, RG6 7HP	Householder application for proposed erection of single storey rear extension.	N/O	A
260325	12 Milton Road RG6 1EL	Part Retrospective application for the erection of a rear outbuilding.	C/A	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: 31st March 2026

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AGENDA ITEM 5.2

PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 31st MARCH 2026

Planning Ref No:	Address	Application Details	Town Ward
252886	65 Eastcourt Avenue RG6 1HH	Householder application for the proposed erection of a two-storey side extension with a single-storey rear extension and an enclosed front porch, together with alterations to the front garden to provide permeable hardstanding and two off-street parking bays, following demolition of the existing garage. WBC has received amended plans	Whitegates
253109	20 Culver Lane RG6 1DT	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and extension of the veranda of an existing outbuilding. Reason for re-consultation: minor change to description and amendment to proposed site plan to show side access still in situ.	Whitegates
260498	Wilderness Lodge, Wilderness Road RG6 5RG	Full application for the formation of a pond with associated hard landscaping, ground reprofiling and landscaping works (retrospective).	Redhatch
260554	7 Hilmanton RG6 4HN	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. Condition 1 refers to approved details and variation is to allow changes to the roof over porch and garage plus changes to fenestration.	Hillside
260554	7 Hilmanton RG6 4HN	Application to vary condition 1 of planning consent 251556 for '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'. Condition 1 refers to the approved details, and the variation is to allow changes to the roof over the front porch, plus changes to fenestration on the front and rear elevation.	Hillside
260569	9 Tamworth Close RG6 4EQ	Householder application for the proposed erection of a single storey front/side and a two storey rear extensions along with garage conversion and changes to fenestration following demolition of existing conservatory	Cutbush
260588	1 Kerris Way RG6 5UW	Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.	Radstock
260598	7 Wilderness Road RG6 7RU	Householder application for the proposed erection of a single storey side/rear extension, erection of terrace to single storey flat roof and changes to fenestration (part retrospective)	Redhatch

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260603	284 Silverdale Road RG6 7NU	Householder application for proposed erection of single storey front and rear extension with garage conversion.	Maiden Erlegh
260609	101 Silverdale Road RG6 7NF	Householder application for the proposed single storey side and part rear extension.	Maiden Erlegh
260630	58 Bridport Close RG6 3DG	Householder application for proposed erection of single storey front and single storey rear extension alongside a garage conversion to habitable accommodation	Hawkedon
260670	36 Huntingdon Close RG6 3AB	Application to vary condition 2 of planning consent 220943 for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration. Condition 2 refers to the approved details and the variation is to increase the depth of the single storey front extension by 0.8m, plus addition of a rear Juliet balcony and changes to fenestration.	Hawkedon
260671	20 Sutcliffe Avenue RG6 7JN	Householder application for the proposed development of single-storey front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory.	St. Nicolas
260695	67 Sutcliffe Avenue RG6 7JN	Householder application for proposed hipped roof to gable end conversion with erection of no.3 front rooflights and erection of rear dormer.	St Nicolas
260711	433 Wokingham Road RG6 7EL	Householder application for proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs.	St Nicolas
260713	9 Andrews Road RG6 7PJ	Householder application for the proposed extension of the garage, including a conversion to habitable accommodation.	Maiden Erlegh
260717	12 Launcestone Close RG6 5RY	Householder application for proposed erection of front extension to create a porch, garage conversion and rear infill extension.	Radstock
260728	The House in the Trees Maiden Erlegh Drive, RG6 7HP	Householder application for proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal.	Maiden Erlegh
260750	35 Wychwood Crescent, RG6 5RA	Householder application for the proposed erection of a part single part two storey side and rear extension with rear balcony and a single storey side extension following demolition of the existing single storey side and rear extensions and outbuildings, plus replacement of the main roof and raising of the ridge height, installation of a new front porch roof, changes to fenestration, landscaping and levels, and creation of a lowered front driveway and path.	Radstock

Dated: 31st March 2026

Agenda Item 7 - WBC Planning Enforcement Information

Live Cases (As of 27th March 2026)

Site Address	Description
Land adjacent to Adwell Drive	U/A structured small bridge across a drainage ditch
Reading Moat House Hotel	Possible change of use of premises.
11 Chicory Close	HMO - Without permission
2 Finch Road	Possible encroachment of fence onto highway land
203 Beech Lane	Building is being deliberately left to deteriorate - S215
252 London Road	Advertising on private property
26 Finch Road	Breach of condition 4 of 240259 re drainage
28 Milton Road	PP 252476 refused
28 Milton Road	Driveway created and ramp without permission / downpipe moved
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	Breach of condition 2 of 251071
53 Mill Lane	Dormer too close to boundary - not as per approved plans
6 Chive Road	Hoarding still up at rear of property after building work complete
67 Hilltop Road	Permanent use as an airbnb
7 Wilderness Road	Residential accommodation in the outbuilding
79 Skelmerdale Way	Extending the property towards the highway without PP
9 Pond Head lane	Roof tiles not matching local area - possible BofC

Closed Cases (As of 27th March 2026)

Site Address	Description	Closed Date	Outcome
Land adjacent to 85 Collins Drive	Historic tree planting not in accordance with approved plan	11/03/2026	No breach
10 Merrifield Close	Full extension to rear of house	18/03/2026	No breach
11 Chicory Close	PCN Served	17/03/2026	Notice served
23 Aldbourne Avenue	Large extension being built without PP	20/03/2026	No breach
299 Wokingham Road	Siting of residential caravan	03/03/2026	Application submitted
46 Sweptstone Close	Tutor business running from property without PP	06/03/2026	Voluntary compliance
5 Nash Close Earley Wokingham RG6 5SL	BofC re residential use PP 251103 withdrawn	09/03/2026	Voluntary compliance
54 Loxwood	Garden office not constructed towards permitted regulations.	13/03/2026	Not expedient
560 Wokingham Road	Outbuilding being used as a separate dwelling without PP	09/03/2026	No breach
6 Little Horse Close	UA dormer installed without PP	25/03/2026	No breach
67 Hilltop Road	PCN Served	17/03/2026	Notice served
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built	11/03/2026	Application submitted

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Agenda Item 13 – Boundary Signs

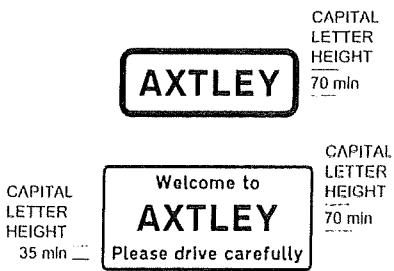
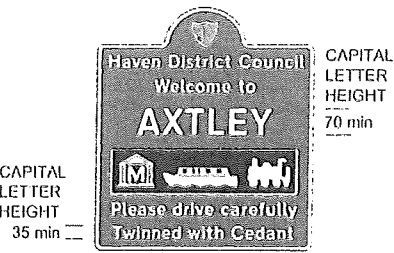
Following the Planning & Transport Committee’s request to Wokingham Borough Council for a copy of WBC’s guidance/policy on boundary signs, ETC has received the response below: -

Thank you for your enquiry regarding the proposed replacement of the Earley boundary signs.

The Council's approach to boundary signage follows established design set out in national guidance. The Traffic Signs Regulations and General Directions (TSRGD) prescribes different formats for boundary signs, including Diagram 2402.1 (black and white) and Diagram 2403.1 (green). These are intended for different settings, with black and white signs generally used in urban areas and green signs more commonly associated with rural or village environments.

In the case of Earley, as an urban area, the use of standard black and white boundary signs aligns with this approach and is consistent with other similar locations across the borough. This ensures a uniform and recognisable signage strategy for road users. While we appreciate the Town Council's preference for green signage, this would not be in keeping with the established conventions applied within the borough. As such, the use of black and white boundary signage remains the appropriate option in this instance, but we would be happy to incorporate the logo in the black and white sign.

Extracted from The Traffic Signs Regulations & General Directions 2016

<p>81</p>	<p>Diagram 2402.1 Primary or non-primary route sign indicating the name of a city, town or village commencing immediately ahead (Alternative types)</p>	 <p>CAPITAL LETTER HEIGHT 70 min</p> <p>CAPITAL LETTER HEIGHT 70 min</p> <p>CAPITAL LETTER HEIGHT 35 min</p>
<p>82</p>	<p>Diagram 2403.1 Primary or non-primary route sign indicating the name of a city, town or village immediately ahead, together with extra local information</p>	 <p>CAPITAL LETTER HEIGHT 70 min</p> <p>CAPITAL LETTER HEIGHT 35 min</p>

Members to consider any further action required.

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Agenda Item 14.1 – Silverdale Road Traffic & Parking Issues

Following concerns raised by MERA (Maiden Erlegh Residents Association) at the Planning & Transport meeting in February 2026, about the ongoing traffic and parking issues in Silverdale Road, the Planning & Transport Committee contacted Wokingham Borough Council regarding the issues and asked whether WBC would consider a School Streets scheme and what communication there has been with the schools.

ETC has received the response below: -

We have liaised with the team that have previously and recently looked into the request for a 'School Streets' scheme for Silverdale Road and regrettably have confirmed the location is still not suitable for this scheme.

This is due to how you would need to close the road. You would need to close it off at multiple points, which would require at least 3 cameras, and finding alternative routes for traffic to go around the closure would be very difficult. There is also no suitable place nearby where we could encourage parents to park and walk from.

Unfortunately, we are unaware of specific conversations[SIC] had with the relevant team/school officers and schools themselves, as this sits outside of Traffic Management remit. You can contact: MyJourney@wokingham.gov.uk directly with this enquiry or further queries on School Streets Schemes.

Members to consider any further action required.