

Planning & Transport Committee Meeting – 12th May 2026AGENDA ITEM 6.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 1st APRIL – 5th MAY 2026

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
252668	27 Pitts Lane, RG6 1BX	Householder application for the proposed installation of altered access to the front of the property following part demolition of existing garden wall and extension of hard surfacing. WBC received revised plans	C/A	A
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 received revised plans	N/O	A
260172	365 Wokingham Road, RG6 7EH	Householder application for proposed erection of 1no. rear dormer and 2no. front dormers with a velux roof light to facilitate loft conversion (Retrospective).	N/O	A
260174	43 Reeds Avenue, RG6 5SP	Householder application for the proposed erection of a single-storey side and rear extension, with associated alterations to fenestration.	N/O	A
260222	18 Pond Head Lane, RG6 7ET	Householder application for the proposed erection of a single storey side extension and a two-storey rear extension following demolition of the existing conservatory and part demolition of the existing single storey side extension, plus conversion of the garage to habitable accommodation and changes to fenestration	R	A
260273	14 Firmstone Close, RG6 4JS	Householder application for the proposed erection of a two storey side extension and a single storey rear extension following demolition of existing garage.	N/O	A
260349	8 Tiptree Close, RG6 4HS	Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.	N/O	A
260417	299 Wokingham Road, 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)	R	A

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260469	346 Wokingham Road, RG6 7DE	Retrospective application for the erection of a two-storey side extension and a single-storey front extension.	N/O	A
260470	33 Sellafield Way, 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	N/O	A
260477	4 Harcourt Drive, RG6 5TJ	Householder application for proposed garage conversion, amendments to fenestration and erection of mono pitch porch, part single storey, part two storey rear extension and insertion of rear roof lights and erection of an outbuilding.	N/O	A
260504	8 Oldfield Close, RG6 1HP	Householder application for the proposed installation of a pitched roof to the existing two storey side extension.	N/O	A
260544	11 Skelmerdale Way, RG6 7YB	Householder application for proposed erection of first floor side extension, single storey rear extension and garage conversion.	C/A	A
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	R	A
260711	433 Wokingham Road, RG6 7EL	Householder application for proposed erection of a two-storey front extension, a part single part two storey rear extension with rooflights, garage conversion into habitable accommodation, roof alterations and height increases, plus an outbuilding.	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: 5th May 2026

Planning & Transport Committee Meeting – 12th May 2026AGENDA ITEM 6.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 5th MAY 2026

Planning Ref No:	Address	Application Details	Town Ward
252887	25 Loxwood, RG6 5QZ	Householder application for the proposed erection of a single storey rear extension to include insertion of 4 No. rooflights. Followed by conversion of existing garage to create a home gym.	Radstock
260626	4 Finstock Close, RG6 4JX	Householder application for the proposed erection of a single storey front extension to form porch, a single storey rear and two storey side extensions along with changes to fenestration.	Cutbush
260694	403a Wokingham Road, RG6 7EJ	Householder application for the proposed dropped kerb to provide vehicular access including lowering kerb stones, reconstructing the footway, and reinstating the pavement to council standards.	St. Nicolas
260754	36 Huntingdon Close, RG6 3AB	Householder application for the proposed erection of a two-storey rear extension and a single-storey front porch extension, alongside alterations to fenestration, following demolition of the existing rear sunroom and existing front porch.	St. Nicolas
260773	Station Hill, Reading	Consultation from Reading Borough Council for the following proposal Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112. This type of application does not require consultation and is for information only	N/A
260775	1 Henley Wood Road, RG6 7EE	Householder application for the proposed erection of a front porch extension, erection of a single-storey side extension including extension of the existing garage, erection of a single-storey rear extension, installation of rooflights, and associated alterations to fenestration.	St. Nicolas
260792	Suttons Business Park, Unit 31-33, Suttons Park Avenue, RG6 1AZ	Application for a certificate of existing lawful development to confirm that development at Suttons Business Park, authorised by planning permission 230219, has lawfully commenced within the three- year timescale required by Condition 1 of the permission. Demolition of existing building on site undertaken as a material operation to implement planning permission 230219.	Whitegates
260832	4 Notton Way, RG6 4AJ	Householder application for the proposed erection of a two storey front extension and changes to fenestration.	Hillside

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260854	79 Skelmerdale Way, RG6 7YB	Householder application for the proposed garage conversion, erection of a single-storey front porch extension, erection of a single-storey rear extension incorporating roof lanterns, alterations to fenestration, and demolition of the existing conservatory, retrospective.	St. Nicolas
260871	5 Erleigh Court Gardens, RG6 1EH	Householder application for the proposed erection of a two-storey side extension, erection of a single-storey front porch extension, erection of a part single storey, part two-storey rear extension, and associated alterations to fenestration, following the demolition of the existing conservatory, retrospective.	Whitegates
260889	35 Egremont Drive, RG6 3BS	Householder application for the proposed erection of a part single- storey, part two-storey side extension, with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations to fenestration.	St. Nicolas
260893	37 Sibley Park Road, RG6 5UB	Householder application for the proposed erection of an outbuilding with a flat roof for ancillary use with the main dwelling.	Radstock
260912	10 Shepherds Avenue, RG6 1AY	Application for a certificate of existing lawful development for use of amenity land as residential garden. This type of application does not require consultation and is for information only.	Whitegates
260919	9 Mays Close, RG6 1JY	Full application for proposed Change of Use from existing dwelling house to house in Multiple Occupation (Sui Generis Use), including a change in the maximum number of occupants from six to eight.	Whitegates
260937	39 Cannock Way, RG6 4EF	Householder application for the proposed front porch extension and side extension.	Cutbush
260974	4 Lancaster Gardens, RG6 7PA	Householder application for the proposed installation of an amateur radio short-wave wire antenna within the rear garden, attached to a supporting pole at the rear of the garden and connected to the existing TV antenna pole on the dwelling	Redhatch
260977	5 Fennel Close, RG6 5XS	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO-0162 1979 T1, Oak (A1 on TPO) - Selectively pruned to crown reduce by a maximum of 25% of the canopy volume (from 10 metres radius to 7.5 metres radius and height from 15 metres to 12 metres). Selectively prune to crown, raised to a maximum height of 4 metres from ground level. Reason for Works: to ensure a natural form is maintained.	Hillside
260996	8 Culver Lane, RG6 1DS	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 3.92m and the height of the eaves 2.35m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Whitegates
261034	28 Byron Road, RG6 1EP	Householder application for the proposed erection of single storey side and rear extensions.	Whitegates

Dated: 5th May 2026

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Agenda Item 8 - WBC Planning Enforcement Information

Live Cases (As of 1st May 2026)

Site Address	Description
Reading Moat House Hotel, Mill Lane	Possible change of use of premises.
11 Chicory Close	HMO – Without permission
132 -136 Silverdale Road	Unauthorised signage
132 – 136 Silverdale Road	Unauthorised structure
18 Finch Road	Beauty business operating from premier without PP
21 Shepherds Hill, Woodley	Outbuilding in front garden with PP
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
299 Wokingham Road	Selling vehicles from the premises
299 Wokingham Road	Erection of front gates and walls without planning permission
39 & 41 Palmerstone Road	Untidy site
438 Wokingham Road	Unregistered studios/annex in the back of property
440 Wokingham Road	Unregistered studios/annex in the back of property
53 Mill Lane	Dormer too close to boundary – not as per approved plans
54 Reeds Avenue	Fence erected in front garden without PP
6 Pitts Lane	Unauthorised CCTV cameras
6 Pitts Lane	Demolition and site clearance
6 Sutcliffe Avenue	Breach of condition 2 of consent 222762
67 Hilltop Road	Permanent use as an Airbnb
68 Beech Lane	Building work not in accordance with approve plans PP 222238
7 Wilderness Road	Residential accommodation in the outbuilding
9 Pond Head Lane	Roof tiles not matching local area – possible BofC

Closed Cases (As of 1st May 2026)

Site Address	Description	Closed Date	Outcome
Land adjacent to Adwell Drive	U/A structured small bridge across a drainage ditch	28/04/2026	Voluntary compliance
10 Culver Lane	House demolished without permission and rebuild taking place	14/04/2026	No breach
18 Finch Road	PCN served	22/04/2026	Notice served
2 Finch Road	Possible encroachment of fence onto highway land	24/04/2026	Voluntary compliance
203 Beech Lane	Building is being deliberately left to deteriorate – S215	29/04/2026	Voluntary compliance
299 Wokingham Road	PCN served	29/04/2026	Notice served
35 Chatteris Way	Building works – front extension and garage	02/04/2026	
37 Wilderness Road	Building work taking place on Sundays without PP	08/04/2026	No breach
5 Aldbourne Avenue	Scaffolding / trespassing – extension completed	15/04/2026	No breach
5 Erleigh Court Gardens	Breach of condition 2 of 251071	17/04/2026	Application submitted
6 Chive Road	Hoarding still up at rear of property after building work complete	17/04/2026	Application submitted
6 Pitts Lane	The is a huge building erected with no planning. The building is huge	15/04/2026	No breach
79 Skelmerdale Way	Extending the property towards the highway without PP	15/04/2026	Application submitted

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AGENDA ITEM 14 – Boundary Signs

Following the Planning & Transport Committee's enquiry to install green boundary signage, WBC's Traffic Management team has responded to say that it will only agree to black and white 'Earley' boundary signage, as this is in keeping with the established conventions applied across the borough. However, the Town Council's logo would be allowed to be on the signage and the Deputy Town Clerk is waiting on confirmation that ETC's coloured logo would be permitted.

As agreed at the Planning & Transport meeting on 7th April 2026, please see below black and white 'Earley' boundary sign examples, with ETC's logo: -





Members to discuss and agree on a preferred design.

Members to agree that a quotation on the cost to design, produce and install an individual sign be requested from WBC.

Members to **RESOLVE** that recommendation be made to Full Council on the preferred design and provided with quotation costs to replace the five old style boundary signs.