

Planning & Transport Committee Meeting – 9th June 2026

AGENDA ITEM 5.1

PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 6th MAY – 2nd JUNE 2026

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
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. (Amended Description)	N/O	A
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.	C/A	A
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).	N/O	A
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.	R	R
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.	C/A	A
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)	R	A
260603	284 Silverdale Road, RG6 7NU	Householder application for proposed erection of single storey front and rear extension with garage conversion.	N/O	A
260671	30 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.	N/O	A

APPENDIX A

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.	R	A
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.	N/O	A
260713	9 Andrews Road, RG6 7PJ	Householder application for the proposed extension of the garage, including a conversion to habitable accommodation.	C/A	A
260717	12 Launcestone Close, RG6 5RY	Householder application for proposed erection of front extension to create a porch, garage conversion and rear infill extension.	N/O	A
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.	N/O	A
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.	N/O	A
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.	N/O	A
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 (part retrospective).	C/A	A

APPENDIX 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: 2nd June 2026

Planning & Transport Committee Meeting – 9th June 2026

AGENDA ITEM 5.2

PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 2nd JUNE 2026

Planning Ref No:	Address	Application Details	Town Ward
253130	David Lloyd Sports Centre, Thames Valley Park Drive, 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. WBC have received revised plans that revise the design of the proposed two storey extension and associated changes to the site layout.	Whitegates
260954	94 Hartsbourne Road, RG6 5SJ	Full application for the proposed change of use from Residential Dwelling to Care Home.	Radstock
260509	11 Chicory Close, RG6 5GS	Householder application for proposed erection of single storey side extension, garage conversion and single storey rear extension. (no additional information given from previous application dated 3/03/2026)	Hillside
260798	Sonning Cutting Filling Station, 709 London Road, RG6 1BG	Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping.	Whitegates
260817	Chevron, 3 Swanmore Close, RG6 3TG	Householder application for the proposed single storey front and rear extension to include 1no. Roof lantern, two storey side extension plus changes to fenestration.	Hawkedon
261021	Hawkedon Primary School, RG6 3AP	Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building.	Hawkedon
261042	11 Brompton Close RG6 3XF	Householder application for the proposed erection of a first-floor side extension and a part single part two storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side.	Hawkedon
261098	Whiteknights Campus, URS Building Faculty of Urban Regenerative Studies, RG6 6EN	Full application for the removal and replacement of existing boundary fencing and gates to Whiteknights Campus.	Redhatch
261125	524 Wokingham Road, RG6 7JB	Householder application for the proposed 2 storey front and side extension plus changes to fenestration.	St. Nicolas
261140	7 Pasture Close, RG6 4UY	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 342/1987. T3 Oak - Pollard for regrowth otherwise remove tree. This type of application does not require consultation and for information only.	Cutbush
261162	22 Saleby Close, RG6 3BE	Householder application for the proposed single storey rear extension.	St. Nicolas
261174	12 Swepstone Close, RG6 3EZ	Householder application for the proposed erection of a single storey rear extension plus garage conversion to	Hawkedon

APPENDIX B

		create habitable accommodation along with changes to fenestration.	
261208	Harley Davison, 660 Wokingham Road, RG6 7HN	Application for advertisement consent for the proposed installation of a digitally printed fabric sign at low level, 3D internally illuminated letters simply fresh, 3D internally illuminated letters Six sixty foodhall Presented by Shop & Scran, 2no. Freestanding multimedia screens, 3D internally illuminated letters Six Sixty Foodhall, 2no Multimedia Screens, a Totem sign, 3no flagpoles. This type of application does not require consultation and therefore this letter is for information only.	St. Nicolas
261243	8 Milton Road, RG6 1EL	Householder application for the proposed erection of a single storey rear extension after demolition of existing shed, two storey rear and side extension, garage conversion plus changes to fenestration.	Whitegates
261257	544 Wokingham Road, RG6 7JB	Householder application for the proposed erection of a single storey front extension creating porch, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.	St. Nicolas
261268	5 Maiden Erlegh Drive, RG6 7HP	Householder application for the proposed erection of first floor side and rear extension plus changes to fenestration.	Redhatch
261282	95 Hilmanton, RG6 4HJ	Householder application for the proposed erection of single storey front extension to existing attached garage plus changes to fenestration.	Hillside
261294	18 Henley Wood Road, RG6 7EE	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 4.00m, for which the maximum height would be 3.17m and the height of the eaves 3.12m. This type of application only requires consultation with adjoining neighbours of the site and therefore this letter is for information only.	St. Nicolas

Dated: 2nd June 2026

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Agenda Item 7 - WBC Planning Enforcement Information

Live Cases (As of 29th May 2026)

Site Address	Description
Reading Moat House Hotel	Possible change to use of premises.
11 Sutcliffe Avenue	A wooden structure within 5 inches of my house wall
132-136 Silverdale Road	Unauthorised signage
132- 136 Silverdale Road	Unauthorised structure
2 Brompton Close	COU to a temple (Class F1?)
2 Springdale	Wall being built without PP
2 Toseland Way	Fence erected without PP
25 Felixstowe Close	Large building in rear garden without 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
249 Wokingham Road	Use of dwelling as HMO
299 Wokingham Road	Selling vehicles from the premises
299 Wokingham Road	Erection of front gate and walls without planning permission
299 Wokingham Road	Unauthorised works
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 Sutcliffe Avenue	Breach of condition 2 of consent 222762
652 Wokingham Road	Installation of two heat pump units
68 Beech Lane	Building work not in accordance with approved plans PP 222238
7 Wilderness Road	Residential accommodation in the outbuilding
75 Silverdale Road	Front boundary fence without PP
9 Delamere Road	Ground level raised in garden and non-permeable paving
9 Pond Head Lane	Roof tiles not matching local area – possible BofC

Closed Cases (As of 29th May 2026)

Site Address	Description	Closed Date	Outcome
11 Chicory Close	HMO – Without permission	11/05/2026	No breach
16 Erleigh Court Gardens	Building work to property without PP – Roof removed	20/05/2026	No breach
18 Finch Road	Beauty business operating from premises without PP	06/05/2026	No breach
2 Cannock Way	Large garden building without PP	27/05/2026	No breach
39 & 41 Palmerstone Road	Untidy site	30/04/2026	No breach
6 Pitts Lane	Unauthorised CCTV cameras	06/05/2026	No breach
6 Pitts Lane	Demolition and site clearance	20/05/2026	No breach
67 Hilltop Road	Permanent use as an Airbnb	11/05/2026	Voluntary compliance
95 Wilderness Road	Insertion of new window(s)	19/05/2026	No breach



**WOKINGHAM
BOROUGH COUNCIL**

STATEMENT OF REASONS

**WOKINGHAM BOROUGH COUNCIL LONDON ROAD AND SHEPERDS HILL, WOODLEY
(RESTRICTED ROADS) ORDER 202***

This Order replaces an existing 40 mph speed limit on parts of London Road and Sheperds Hill, Woodley with a 30 mph speed limit by designating the road as a restricted road, in accordance with the Road Traffic Regulation Act 1984.

The new limit aligns with the system of street lighting along this section of the road and aims to improve safety for all road users.



WOKINGHAM BOROUGH COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

NOTICE OF PROPOSAL

WOKINGHAM BOROUGH COUNCIL LONDON ROAD AND SHEPERDS HILL, WOODLEY (RESTRICTED ROADS ORDER 2026) ORDER 202*

NOTICE IS HEREBY GIVEN that Wokingham Borough Council, in exercise of its powers under Sections 81 and 82 of the Road Traffic Regulation Act 1984 (as amended) and all other enabling powers, proposes to make the following Order to revoke part of an existing 40mph speed limit and to provide that the lengths of road specified in Schedule 1 shall become restricted roads subject to a speed limit of 30 miles per hour by virtue of a system of street lighting.

Proposals

1. To revoke the existing 40mph speed limit on lengths of London Road and Sheperds Hill, Woodley, such that the affected lengths of road become restricted roads subject to a 30mph speed limit by virtue of the presence of a system of street lighting under the provisions of the Road Traffic Regulation Act 1984.
2. As a restricted road, no additional repeater signing will be required, except for terminal signs at the points where the restricted road begins and ends.

Revocation of Existing Order

The following Order shall be revoked insofar as it relates to the affected lengths of road:

- **Wokingham District Council (A4 Bath Road, Earley and Sonning) (40mph Speed Limit) Order 2000.** The remainder of that Order shall remain in force

Schedule 1 – Lengths of Road Becoming Restricted Roads

Road	Extent
A4 London Road, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road both east and west.
A4 Shepherds Hill, Woodley	From its junction with the circulatory carriageway at the junction of A4 Shepherds Hill both east and west.
Reading Road, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road.
Pitts Lane, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road.

Circulatory carriageway at the junction of A4 London Road, A4 Shepherds Hill, Reading Road and Pitts Lane	In its entirety.
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Documents giving more detailed particulars of the proposals may be inspected during office hours Monday to Friday at the Wokingham Borough Council Offices, Shute End, Wokingham, Berkshire RG40 1WN from **28th May 2026**. Alternatively, they can be viewed on the Council's website at [Traffic Regulation Orders \(TROs\) \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/traffic-regulation-orders)

Any person wishing to object to or support the proposed Order should send their representations in writing, stating the grounds on which they are made, to the Traffic Management Team, Wokingham Borough Council, Shute End, Wokingham, Berkshire RG40 1BN or visiting <https://engage.wokingham.gov.uk/> The deadline for the receipt of objections is 23.59 pm on **18th June 2026**.

Dated this, 28th May 2026.

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



WOKINGHAM BOROUGH COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

WOKINGHAM BOROUGH COUNCIL LONDON ROAD AND SHEPERDS HILL, WOODLEY (RESTRICTED ROADS) ORDER 202*

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1. Citation and Commencement

This Order may be cited as the "WOKINGHAM BOROUGH COUNCIL, LONDON ROAD AND SHEPHERDS HILL, WOODLEY (30 MPH SPEED LIMIT) ORDER 202*" and shall come into operation on **xx26**

2. Interpretation

In this Order "restricted road" has the same meaning as in Section 82(1) of the Road Traffic Regulation Act 1984.

3. Restricted Road Declaration

The lengths of road specified in Schedule 1 to this Order shall become restricted roads for the purposes of Section 81 of the Road Traffic Regulation Act 1984 by virtue of the presence of a system of street lighting furnished by means of lamps placed not more than 183 metres apart.

The maximum speed limit on the restricted road shall be 30 miles per hour.

4. Revocations

The following existing Orders are hereby revoked insofar as they relate to the lengths of road described in Schedule 1:

WOKINGHAM DISTRICT COUNCIL (A4 BATH ROAD, EARLEY AND SONNING) (40MPH SPEED LIMIT) ORDER 2000. The remainder of the 40mph Order will remain in force.

5. Speed Limit

No person shall drive a motor vehicle at a speed exceeding 30 miles per hour on the lengths of road specified in Schedule 1 to this Order.

Schedule 1 – Lengths of Road Becoming Restricted Roads

Road	Extent
A4 London Road, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road both east and west.
A4 Shepherds Hill, Woodley	From its junction with the circulatory carriageway at the junction of A4 Shepherds Hill both east and west.
Reading Road, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road.
Pitts Lane, Woodley	From its junction with the circulatory carriageway at the junction of A4 London Road.
Circulatory carriageway at the junction of A4 London Road, A4 Shepherds Hill, Reading Road and Pitts Lane	In its entirety.

Sealing Clause:

THE COMMON SEAL OF

WOKINGHAM BOROUGH COUNCIL

Was hereunto affixed on the XXth Day

Of MONTH YEAR in the presence of

Authorised Signatory/ Solicitor