

Planning & Transport Committee Meeting – 7th July 2026AGENDA ITEM 5.1PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM
3rd JUNE – 30th JUNE 2026

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
252292	1 Lancaster Gardens, RG6 7PA	Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation. WBC have received revised plans for this application. The revised details show: Revised Plans showing the removal of front dormers.	R	A
252930	10 Shepherds Avenue, 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	C/A	A
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.	R	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.	C/A	A
260832	12 Notton Way, RG6 4AJ	Householder application for the proposed erection of a two storey front extension and changes to fenestration.	N/O	A
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).	N/O	A
260889	35 Egremont Drive, RG6 3BS	Householder application for the proposed erection of a part single-storey, part two-storey side extension,	R	A

		with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations to fenestration.		
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.	N/O	A
260937	39 Cannock Way, RG6 4EF	Householder application for the proposed front porch extension and side extension.	N/O	A
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	N/O	A
261078	62 Cannock Way, RG6 4EF	Householder application for the proposed erection of a front-facing dormer window and change to first floor layout to form a bedroom.	N/O	A
261095	15 Salcombe Drive, RG6 7HU	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 2.50m, for which the maximum height would be 2.75m and the height of the eaves 2.50m.	N/C	R

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: 30th June 2026

Planning & Transport Committee Meeting – 7th July 2026AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 30TH JUNE 2026

Planning Ref No:	Address	Application Details	Town Ward
260911	Sindlesham Farm House, Mill Lane, RG41 5DQ	Application for Listed Building consent for the proposed removal of existing roof tiles & underlay, make good, repair or replace timber decking where unsuitable, replace with new felt & existing tiles. This type of application does not require consultation and is for information only.	Hawkedon
260991	24 Turnbridge Close, RG6 4UZ	Full application for the erection of one detached four-bedroom dwelling with linked garage, associated parking, cycle storage, boundary treatments and landscaping, and retention of existing outbuilding.	Cutbush
261254	98 Elm Road, RG6 5TD	Application to vary condition 3 of planning consent 241370 for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property. Condition 3 refers to the restriction of change of use and the variation is to amend the wording of the condition with regards to the 'short term care'.	Hillside
261339	47 The Crescent, RG6 7NW	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 6.00m, for which the maximum height would be 2.80m and the height of the eaves 2.45m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Maiden Erlegh
261341	159 Church Road, RG6 1HQ	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 5.95m, for which the maximum height would be 2.98m and the height of the eaves 2.83m. This type of application only requires consultation with adjoining neighbours of the site, therefore for information only.	Whitegates
261381	459 Wokingham Road, RG6 7EL	Householder application for the proposed erection of two storey front and side extensions, a hip to gable roof extension and a part single part two storey rear extension with changes to fenestration, following demolition of the existing rear extension, front bay window and detached outbuilding.	St. Nicolas
261410	46 Delamere Road, RG6 1AP	Full application for the proposed change of use of the property to a children's home (Use Class C2).	Whitegates
261414	28 Milton Road, RG6 1EL	Householder application for the proposed two storey side extension, single storey rear extension, 2 no. rear dormers to facilitate loft conversion, garage conversion and changes to fenestration to include 1 no. Juliet balcony (part retrospective).	Whitegates
261416	15 Conygree Close, RG6 4XE	Householder application for the proposed part conversion of garage to create habitable accommodation (retrospective).	Cutbush

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261421	38 Henley Wood Road, RG6 7EE	Householder application for the proposed rear conservatory.	St. Nicolas
261442	37 Kerris Way, RG6 5UW	Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached garage.	Radstock
261444	5 Matthews Close, RG6 7EQ	Householder application for the proposed conversion of the existing integral garage into habitable accommodation to be used as a study, with replacement of the existing garage door with matching fenestration and associated alterations to the front elevation.	St. Nicolas
261478	54 Reeds Avenue, RG6 5SR	Holder application for the erection of a fence (retrospective).	Radstock
261492	2 Springdale. RG6 5PR	Householder application for the proposed erection of front fence (Retrospective).	Radstock
261505	24 Delamere Road, RG6 1AP	Application for a certificate of existing lawful development for Single Storey side and rear extensions (completed in 2008), rear floor ground extension and works to the roof, and accommodation in the roof (completed in 2014), an Outbuilding, being connected with, and used as part of main house (completed in 2008).	Whitegates
261517	55 Chilcombe Way, RG6 3DA	Householder application for the proposed garage conversion and changes to fenestration.	Hawkedon

Dated: 30th June 2026

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Agenda Item 7 - WBC Planning Enforcement Information

Live Cases (As of 26th June 2026)

Site Address	Description
Reading Moat House Hotel, Mill Lane	Possible change of use of premises.
11 Byron Road	Tiles not matching existing
2 Springdale	Wall being built without PP
2 Springdale	Boundary wall being erected at front of property 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
203 Beech Lane	Thatched roof being removed without permission
299 Wokingham Road	Selling vehicles from the premises
387 Wokingham Road	The plans do not show a Velux window to the 3 rd floor to the side
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
6 Sutcliffe Avenue	Breach of condition 2 of consent 222762
61 Lakeside	Fence erected higher than 2m without permission
68 Beech Lane	Building work not in accordance with approved plans PP 222238
652 Wokingham Road	Installation of two heat pump units
7 Wilderness Road	Residential accommodation in the outbuilding
75 Silverdale Road	Front boundary fence without PP
98 Beaconsfield Way	Land paved over without permission and using for storage of trailer

Closed Cases (As of 26th June 2026)

Site Address	Description	Closed Date	Outcome
11 Byron Road	Breach of condition (242840)	16/06/2026	No breach
11 Sutcliffe Avenue	A wooden structure within 5 inches of my house wall	01/06/2026	Voluntary Compliance
132-136 Silverdale Road	Unauthorised signage	01/06/2026	Not expedient
132-136 Silverdale Road	Unauthorised structure	01/06/2026	Not expedient
2 Brompton Close	COU to a temple (class F1?)	15/06/2026	No breach
2 Cannock Way	Large garden building without PP	27/05/2026	No breach
2 Toseland Way	Fence erected without PP	02/06/2026	No breach
28 Harcourt Drive	Building work without permission	17/06/2026	No breach
207 Silverdale Road	Rear extension bigger than PD allows	15/06/2026	No breach
249 Wokingham Road	Use of dwelling as HMO	23/06/2026	No breach
299 Wokingham Road	Erection of front gates and walls without planning permission	02/06/2026	Other
299 Wokingham Road	PCN Served	17/06/2026	Notice served
39 & 41 Palmerstone Road	Untidy land	04/06/2026	
4 Harcourt Drive	Outbuilding in rear garden being built without PP	19/06/2026	No breach
4 Lancaster Gardens	Flagpole erected without PP	23/06/2026	No breach
54 Reeds Avenue	Fence erected in front garden without PP	25/06/2026	Application submitted
68 Beech Lane	Duplication of RFS/2026/091279	17/06/2026	Other
8 Pitts Lane	Changes to frontage	15/06/2026	No breach
9 Delamere Road	Ground level raised in garden and non-permeable paving	15/06/2026	No breach
9 Pond Head Lane	Roof tiles not matching local area – Possible BofC	22/06/2026	Not expedient