



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ
www.woodley.gov.uk

To: **Members of the Planning and Community Committee**
Councillors B. Soane (Chairman); K. Baker; D. Bragg; R. Horskins; L. Guttridge;
C. Jewell; V. Lewis; J. Sartorel; J. Taylor

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 26 August 2025, at which your attendance is requested.

The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.

Kevin Murray
Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 22 JULY 2025** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 22 July 2025 and for the Chairman to sign them as a true record.
4. **ACTIONS / FOLLOW UPS** Page 11
To review the actions / follow ups arising from previous meetings of the committee. ***(Appendix 4)***
5. **CURRENT PLANNING APPLICATIONS** Page 13
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 5)***
6. **PLANNING DECISIONS** Page 15
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 6)***

7. **PRIOR APPROVAL SUBMISSION**

This type of application only requires consultation with adjoining neighbours of the site.

To note application 251900:

Location: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL
Proposal: 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 2.98m and the height of the eaves 2.55m.

8. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

This type of application does not require consultation.

To note application 251645:

Location: Land at and adjacent to Church Mews, Woodley, Wokingham, RG5 4RJ
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1696/2019, AREA 1 and 2
T1, Evergreen Oak – Remove major deadwood. T2, Common Oak - Remove major deadwood. T4, Cherry – Crown lift to 5m over road. T6, Cherry - Crown lift by removing 5 no. lowest branches. T11, Ash – Reduce height and side growth of smaller step by approx. 1.5m. T17, Ash - Remove major deadwood; crown lift to 5m over road. T18, Ash - Remove major deadwood; crown lift to 5m over road. T19, Oak - Remove major deadwood in part of crown overhanging site. T20, Cherry - Cut back to give 1.2m clearance from lamppost. G21, Hazel – General maintenance of hedge. T25, Bay Tree – General maintenance.

To note application 251654:

Location: Land at and adjacent to Church Mews, Woodley, Wokingham, RG5 4RJ
Proposal: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA
T5, Sorbus - Crown lift to 5m over road.
T8, Tulip Tree – Cut back side branches to give 1.5m clearance from building. T22, Cherry - Cut back to give 2m clearance from building. T24, Laurel – General maintenance of hedge. T28, Oak – Crown thin by approx. 25%. T33, Robinia – Remove all major deadwood. G35, Unknown Species – Trim small trees to maintain size and shape.

To note application 251688:

Location: 9 Quentin Road, Woodley, Wokingham, RG5 3NF
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 3/1951, WOODLAND 3
T1, Acacia - Section fell to just above ground level; treat stump. T2, Western Redbud - Fell to just above ground level; treat stump. T3, Liquidamber - Fell to just above ground level; treat stump.

To note application 251707:

Location: 38 Wheble Drive, Woodley, Wokingham, RG5 3DT
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
1715/2020, AREA 1
T1, Sweet Chestnut – Fell to ground level.

To note application 251738:

Location: St John's Church Hall, Church Road, Woodley, Wokingham,
RG5 4QN
Proposal: SECTION 211 NOTIFICATION FOR WORKS IN A
CONSERVATION AREA
T001, Ash (Tag 05496) – Crown reduction by 5m in height
back to healthy wood and by 2-3m in lateral branch spread;
remove deadwood.

To note application 251806:

Location: Southlake Primary School, Campbell Road, Woodley,
Wokingham, RG5 3NA
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
1646/2018, WOODLAND 1
T1, Beech – Crown reduction by approx. 3m to give a final
height of 20m above ground level.

To note application 251887:

Location: 18 Rosewood, Woodley, Wokingham, RG5 3QU
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
3/1951, WOODLAND 3
T1-T15, Leylandii Hedge – Remove. T16, Cypress – Remove.
T17, Black Cherry – Cut back to provide 2m clearance to
adjacent property (35 Linden Road); crown lift to 3.75m
above ground level.

To note application 251939:

Location: Land to the front of 14 Quentin Road, Woodley, Wokingham,
RG5 3NE
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
3/1951, WOODLAND 3
T1, Silver Maple (no. 007669) – Remove damaged limb and
deadwood; remove basal growth and epicormic growth to
2.4m.

To note application 251951:

Location: 2a Warren Road, Woodley, Wokingham, RG5 3AR
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
910/1997, GROUP 1
T001, Pedunculate Oak - Section fell the western stem;
reduce height of remaining eastern stem by 3.5m +/- 0.5m
and back to suitable growth points, final post-pruning height
to be no less than 19m; tip-reduce the remaining lateral
branches by 1m (+/- 0.5m) and remove all deadwood over
50mm diameter. T002, Pedunculate Oak - Lightly prune the
long lateral branch on the NE side that grows out over the
shared driveway to ensure 5.5m height clearance, best
achieved by reducing the length from 6.5m to 5.5m (+/- 0.5m
with a final pruning cut of 75mm diameter); remove
deadwood over 50mm diameter. T003, Pedunculate Oak -
Remove deadwood over 50mm diameter. T004, Pedunculate
Oak - Remove deadwood over 50mm diameter.

9. **ENFORCEMENT ISSUES**
a) To note the enforcement notifications listed in ***Appendix 9a.*** Page 19
b) To note the enforcement case closures listed in ***Appendix 9b.*** Page 20
10. **ANTI SOCIAL BEHAVIOUR REPORT**
To note the report, provided by Wokingham Borough Council's Anti-Social Behaviour (ASB) team, regarding statutory ASB incidents in Woodley during the last quarter, provided at **Appendix 10.** This report does not cover criminal ASB incidents, which are managed by the Police. Page 21
11. **TRANSPORTATION & HIGHWAYS**
a) Community Speedwatch
To receive an update on the Council's Community Speedwatch activities.
b) Highways Issues
To highlight and discuss any highways issues noted by Members.
12. **COMMUNITY ISSUES**
To highlight and discuss any recent community issues noted by Members.
13. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
14. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 22 July 2025 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); K. Baker; D. Bragg; C. Jewell; J. Taylor;*

Officers present: *K. Murray, Town Clerk; M. Filmore, Deputy Town Clerk*

Also present: *7 members of the public*

34. **APOLOGIES**

Apologies for absence were received from Councillors Horskins and Sartorel.

35. **DECLARATIONS OF INTEREST**

There were no declarations of interest from Members.

36. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 17 JUNE 2025**

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 17 June 2025 be approved and be signed by the Chairman as a true and accurate record.

37. **ACTIONS / FOLLOW UPS**

Members noted the information provided in the Actions and Follow ups document, provided in the agenda.

14 November 2023 – Minute 115 / 12 December 2024 – Minutes 116

In relation to minute 116, which was for Councillor Taylor to review the Woodley Design Statement and identify key elements to be considered when responding to planning applications, it was agreed that the Statement should be circulated to all Councillors in order that the contents could be taken into account when considering all matters, including those which impact the wider community. It was felt this would complete the action linked to minute 116, but that minute 115, which was to review the Statement once the new Local Plan is finalised, should remain.

17 June 2025 – Minute 29.2

It was noted that overgrown foliage surrounding the road sign towards Woodley on the A3290, prior to Bader Way, had been cleared, but that the sign was still only visible from less than 50 yards away. Councillor Jewell advised she had taken this up with Wokingham Borough Council directly and would continue to do so until the situation is resolved.

17 June 2025 – Minute 29.3

Members noted the report which had been circulated regarding the Individual Executive Member Decision due to be taken in relation to the introduction of car park charges at the Museum of Berkshire Aviation car park. Members were disappointed that the report, which collated objections and comments to the proposal, had not provided a substantive answer to the objections raised, purely citing that charges were being brought in to match other Dinton Pastures car parks.

38. **CURRENT PLANNING APPLICATIONS**

During discussions, Members asked that Officers contact Wokingham Borough Council to receive guidance on what would happen if two planning applications are approved for the same property for different elements / designs.

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

39. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

40. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council have confirmed the following tree preservation order:

TPO 1999/2025 – 5 Woodlands Avenue, Woodley, Wokingham, Berkshire, RG5 3HN

41. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

42. **WOKINGHAM BOROUGH COUNCIL PUBLIC BUDGET SURVEY**

Members considered the request for feedback from town and parish councils regarding their public budget survey, but felt the Committee did not have a mandate to reply to this, highlighting that it would be difficult to reflect to all individuals views. It was noted the original survey had been circulated to all Members, and had been publicised to residents by the Town Council. The Committee determined not to send a response.

43. **TRANSPORTATION & HIGHWAYS**

43.1 **Community Speedwatch**

Councillor Taylor advised Members that there was no update.

43.2 **Highways Issues**

It was noted that a trip hazard outside Morrisons Local in the town centre which had been reported by a Councillor to Wokingham Borough Council had been resolved within 2 days.

Members highlighted a concern regarding the traffic entering and exiting the new Morrisons store at the Just Tiles roundabout. Councillor Jewell advised she had raised this directly with Wokingham Borough Council's highways team and it was felt this was likely to be a planning issue.

44. **COMMUNITY ISSUES**

It was requested that, should the proposed car park charges at the Museum of Berkshire Aviation car park be approved, Wokingham Borough Council needs to be advised they need to update signage on Colemans Moor Road directing people to free car parks.

45. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ♦ To note receipt of the following:
 - Promise Inclusion newsletter – June 2025
 - Berkshire Association of Local Councils newsletter – July 2025

46. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members.

47. **PUBLICITY/WEBSITE**

It was requested that the Council seek to help Wokingham MyJourney to publicise their summer bike bonanza taking place at Coronation Hall on 21 August.

The meeting closed at 9.14 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 22 July 2025

Application No. & Address	Proposal
251292 52 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed single storey front extension, with new fenestration.
Observations: No objections.	
251403 79 Woodlands Avenue, Woodley, RG5 3HG	Householder application for the proposed erection of single storey rear extension.
Observations: No objections.	
251470 1 Halstead Close, Woodley, RG5 4LD	Full application for the proposed erection of first floor side extension following subdivision of existing dwelling, associated parking and amenity land.
Observations: No objections.	
251472 28 Tennyson Road, Woodley, RG5 3RH	Householder application for the proposed engineering operations to re-level the rear garden and facilitate the formation of a patio with associated retaining structures.(Retrospective)
Observations: No objections.	
251501 30 Reading Road, Woodley, RG5 3DB	Householder application for the proposed erection of first floor side extension, garage conversion and changes to fenestrations.
Observations: Members of the Planning & Community Committee have considered this application and were concerned about the potential to create a terracing effect. Whilst they acknowledge there would be a gap between the properties, and that the proposed side extension was stepped back from the front elevation of the property, they noted the extension was in line with the front elevation of the neighbouring property, and ask the gap between would be minimal it was felt this could lead to a potential terracing effect.	
251559 25 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed erection of a part single, part two storey side/rear extension and changes to fenestration following demolition of existing porch, conservatory and garage.
Observations: Members of the Planning & Community Committee have considered this application and wish to repeat the objection they raised with regards to the original application (reference 250730) on the grounds that they believe the proposed development would be overbearing	

and overdevelopment; the Committee noted the footprint for the new proposal appears bigger than the original application.	
251580 Land to the north of 6 Woodlands Avenue, Woodley, RG5 3HJ	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.
Observations: Members of the Planning & Community Committee have considered this permission in principal application. Whilst they did not object to the proposed land being used for residential development, they were concerned with the access and parking issues which would be caused by the introduction of 4 properties, and felt the site could accommodate a maximum of 2 properties.	
251582 28 Tennyson Road, Woodley, RG5 3RH	Full application for the proposed erection of a 2m replacement fence. (Retrospective)
Observations: No comment.	
251584 5 Ashtrees Road, Woodley, RG5 4LP	Householder application for the proposed erection of a two storey rear extension with associated alterations to rear and side fenestration, following demolition of the existing rear conservatory.
Observations: No comment.	
251587 189 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of a first-floor extension.
Observations: Members of the Planning & Community Committee have considered this application and, whilst they did not wish to object, they were concerned about the potential impact on the neighbouring property by the 2-storey element of the design.	
251660 11 The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed erection of a single storey rear extension with a flat roof incorporating a roof lantern and new rear-facing fenestration, following demolition of the existing conservatory.
Observations: No comment.	

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ACTIONS & FOLLOW UPS FROM PREVIOUS MEETINGS

Meeting Date:		14 November 2023	
Minute	Action	Progress Update	Last Updated
115	When Local Plan implemented, consider updating / evaluating benefit of Woodley Design Statement.	Awaiting approval of WBC's Local Plan – scheduled adoption date (if approved) is December 2025.	19/08/24

Meeting Date:		30 January 2024	
Minute	Action	Progress Update	Last Updated
172	Members to consider potential locations for new Town Council noticeboards.	At meeting (20 May 2025) Town Clerk advised a list of locations was being collated, taking into account previous feedback from Councillors. A suitable design has been identified, but these are more expensive than expected. A request will be presented to the Strategy & Resources Committee for additional funding at a future meeting, with the final list of locations presented to P&C for consideration	20/05/25

Meeting Date:		27 February 2024	
Minute	Action	Progress Update	Last Updated
188	Cycling & Walking working group to discuss school parking with WBC's My Journey team.	Cllr Taylor advised Members (4 Feb 2025) that the group does not have capacity to progress this at this time.	04/02/25

Meeting Date:		12 December 2024	
Minute	Action	Progress Update	Last Updated
116	Contact management committee responsible for new noticeboard on Loddon Park estate, to request access / take over responsibility for the noticeboard.	Town Clerk advised Members (20 May 2025) no company had responded to confirm responsibility; further consideration needs to be made to consider to how the Town Council might assume responsibility for the noticeboard	20/05/25

Meeting Date:		17 June 2025	
Minute	Action	Progress Update	Last Updated
29.2	Submit request to Wokingham Borough Council to clear foliage and provide a long-term solution to the issue of overgrown foliage obscuring signs on the roundabout at Bader Way / A329M.	As advised at mtg (22 July 2025) foliage has been removed, but sight line still poor and likely to get obscured again quickly. Cllr Jewell advised she was seeking to resolve with WBC in her position as Vice-Chair of WBC's Planning Committee.	20/08/25

Meeting Date:		22 July 2025	
Minute	Action	Progress Update	Last Updated
37	Circulate Woodley Design Statement to all Councillors	COMPLETE Circulated on 23 July 2025.	20/08/25

Once reported as complete, actions / follow ups will be removed from future reports.

PLANNING APPLICATIONS

Application No.	Address	Proposal	Parish Ward	Borough Ward
251626	48 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed single storey rear and side extension.	South Lake North	South Lake
251639	Shop Unit 7, Loddon Vale Centre, Woodley, RG5 4UL	Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of a 2.4m high timber fence enclosure and access gate with associated barriers, following removal of existing plant and enclosure.	Loddon Airfield	Loddon
251643	19 Norton Road, Woodley, RG5 4A	Householder application for the proposed erection of single-storey side extension.	Loddon Airfield South	Loddon
251696	39 Forest Road, Woodley, RG5 4BQ	Householder application for the proposed partial conversion of the existing garage to an office with thermal upgrades and associated alterations to fenestration, alongside the formation of a replacement hardstanding car parking space to the front.	Loddon Airfield	Loddon
251720	28 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a front porch, single-storey front extension and roof modifications.	Bulmershe	South Lake
251730	16 Martinet Road, Woodley, RG5 4TQ	Householder application for the proposed erection of a single storey rear extension along with changes to fenestration.	Bulmershe	Loddon
251731	13 Jerome Road, Woodley, RG5 3NH	Application to vary condition 2 of planning consent 242498 for the proposed erection of a new front porch extension and part single, part two storey side/rear extension following the demolition of the existing attached garage and single storey rear addition. Condition 2 refers to approved details and the variation is to add an additional 1m to proposed ground floor rear extension.	South Lake North	South Lake
251782	11 Headley Road, Woodley, RG5 4JB	Application to vary condition 2 of listed building consent 250792 for the proposed windows and front porch replacement. Condition 2 refers to approved details. Variation is to allow retention of existing frames of windows A and B.	Coronation Central	Bulmershe & Coronation

251794	17 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection of a single storey flat roof rear extension with skylights following demolition of existing conservatory plus changes to fenestration following part conversion of existing garage to create habitable accommodation.	Coronation East	Bulmershe & Coronation
251890	29 Rochester Avenue, Woodley, RG5 4NA	Householder application for proposed single storey front porch extension (part retrospective).	Coronation Central	Bulmershe & Coronation

Woodley Town Council
PLANNING DECISIONS

WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL

Ref. / Address	Details
NONE	

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
NONE	

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
NONE	

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
251184 108 Reading Road, Woodley, RG5 3AD	<p>Proposal: Householder application for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration.</p> <p>WTC's objections: Members of the Planning & Community Committee have considered this application. They noted that the application was only minimally different from the previous application – 243176 – with a change in the roof line. As such, they repeated their original objections to the proposed design on the following grounds:</p> <ul style="list-style-type: none"> - The design, especially the provision of balconies, would be entirely out of keeping and out of character with the street scene. - The size, in terms of massing, would be overbearing on neighbouring properties on both Reading Road and Elmwood Drive. <p>Key WBC Officer Report comments: <i>Design & Character:</i></p> <ul style="list-style-type: none"> • The proposed front balcony would be set back 17m from the boundary and screened with 1.8m privacy panels. • Although there are no similar first-floor balconies in the street, the deep garden means it would not appear overly prominent from Reading Road. • From Elmwood Close, parts of the elevations would be visible but generally screened by fencing, vegetation, and privacy screens. • The proposal falls slightly short of the Borough Design Guide (BDG) separation standards by 0.2m with 110 Reading Road. This shortfall was judged minor and not a strong reason for refusal.

	<p><i>Overlooking & Privacy:</i></p> <ul style="list-style-type: none"> • Separation distances to neighbouring dwellings exceed BDG recommendations (e.g., 30m to 1 Elmwood Close vs. 12m guideline). • Flank-to-boundary distances of 1.8m and 1.2m also exceed the minimum. • Side windows at first floor would serve non-habitable rooms and would be conditioned to obscure glazing. • Balconies would have 1.8m privacy screens with obscured glazing. Views from the front balcony are toward the driveway, already visible from the public realm. The rear balcony is screened and serves bedrooms, reducing risk of continual overlooking. <p><i>Overbearing & Scale:</i></p> <ul style="list-style-type: none"> • The footprint would increase only slightly, with dormers lower than the main ridge. The roof would rise by 0.5m but comparable examples exist nearby (nos. 120, 122 Reading Road). • The corner plot and spacious garden provide adequate separation (10m to 2 Elmwood Close). • The bulk and height were not considered harmful to neighbouring amenity. <p>The proposal has minor shortfalls against Core Strategy Policies CP1 and CP3 and BDG separation standards. However, these are not considered harmful to the character of the area or neighbours' amenities. With privacy conditions applied, the scheme would not result in significant overlooking, loss of privacy, or overbearing impact.</p>
<p>251308 46 Colemans Moor Lane, Woodley, RG5 4BT</p>	<p>Proposal: Householder application for the proposed erection of a single storey rear extension and a two-storey side extension, including new fenestration and the creation of a new widened dropped kerb.</p> <p>WTC's objections: The Planning & Community Committee have considered this application and wished to object on grounds that the proposal is:</p> <ul style="list-style-type: none"> - Overbearing, in terms of massing, to the neighbouring property at 44 Colemans Moor Lane - Overdevelopment of the site <p>Members also noted and wished to support the concerns of the neighbouring property at 44 Colemans Moor Lane that the window shown in bedroom 3 on the plans would overlook the neighbouring property and so would not be suitable for a clear glass window.</p> <p>Key WBC Officer Report comments: <i>Overlooking & Privacy:</i></p> <ul style="list-style-type: none"> • A new first-floor rear bedroom window would face the host garden, with oblique views of no. 48's patio. Concerns were raised, but existing dormer windows at no. 50 already provide more direct views. • The impact was judged no greater than existing and acceptable within a medium-density setting. No. 48 has a large 44m rear garden, maintaining adequate private amenity space.

	<ul style="list-style-type: none"> Two first-floor side windows are also proposed in the eastern elevation. Although the BDG advises against such windows, a similar one already exists. Views would be limited to the neighbouring roof slope at no. 44, so no harmful overlooking impact would arise. <p><i>Loss of Light & Overbearing:</i></p> <ul style="list-style-type: none"> The two-storey side extension would infill between the dining room and kitchen, without extending beyond the existing eastern wall. Its flat roof and the deeper rear projection of the adjoining property (12m longer) mean there would be no overbearing or overshadowing impact. The single-storey rear extension would project 6m, exceeding the BDG's 4m guideline. However, it retains 1m from the boundary, has a flat roof of only 3.06m, and aligns with the western flank wall. The flat roof reduces bulk and shadowing compared with a pitched design. Overshadowing would be confined to early mornings, with no significant loss of light to no. 48 for most of the day. <p><i>Over-development:</i></p> <ul style="list-style-type: none"> The proposal accords with local plan policy: sufficient private amenity space would remain, the scale is proportionate, parking standards are met, and it would not place excessive demands on local infrastructure or services. <p>The proposed windows, side extension, and rear extension are acceptable in terms of scale, amenity, and design. While the rear projection exceeds BDG recommendations, its flat roof reduces bulk and overshadowing. The scheme would not cause significant overlooking, loss of light, overbearing impact, or over-development, and is therefore considered policy compliant and acceptable.</p>
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APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
250200 62 Reading Road, Woodley, RG5 3DB	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights, single storey rear extension, along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.
251275 33 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection of a first floor rear extension and a single storey rear extension, including fenestration and the demolition of existing conservatory.
251339 14 Nightingale Road, Woodley, RG5 3LS	Householder application for the proposed two storey side/rear extension, partial garage conversion and changes to fenestration.
251292 52 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed single storey front extension, with new fenestration.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...

251347 82 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.
251403 79 Woodlands Avenue, Woodley, RG5 3HG	Householder application for the proposed erection of single storey rear extension.
251580 Land to the north of 6 Woodlands Avenue, Woodley, RG5 3HJ	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.

ENFORCEMENT NOTIFICATIONS - 26th August 2025

Below are the details of potential planning enforcement issues / breaches of planning permission which have been reported by members of the public to Wokingham Borough Council and are awaiting investigation / resolution.

ADDRESS	POTENTIAL BREACH REPORTED
51 Antrim Road, Woodley, Wokingham, RG5 3NT	Breach of condition 8 re access to be widened 210311
8 Butts Hill Road, Woodley, Wokingham, RG5 4NH	Building a garage/side extension I see no planning permission on the website
Carrick Gardens, Woodley, Wokingham	Fenced in amenity land / WBC owned land without planning permission

ENFORCEMENT CLOSURES - 26th August 2025

Below are outcomes / resolutions in relation to planning enforcement issues / breaches of planning permission which have been reported by members of the public to Wokingham Borough Council.

ADDRESS	POTENTIAL BREACH REPORTED	INVESTIGATION OUTCOME / RESOLUTION
Shepherds House Inn, London Road, Woodley, Wokingham, RG6 1BD	Car repair shop in pub car park	Voluntary compliance
28 Tennyson Road, Woodley, Wokingham, RG5 3RH	Extension built & brick wall & fence at front of property without planning permission	Application submitted
Headley Road East, Woodley, Wokingham, RG5 4SN	Construction using Gemini Road as a cut through	No breach
41 Highgate Road, Woodley, Wokingham, RG5 3ND	Tree been felled which is covered by a tree preservation order	Tree replacement notice to be issued
55a South Lake Crescent, Woodley, Wokingham, RG5 3QN	Breach of conditions (planning applications 220550 and 231425)	*See below
80 Millbank Crescent, Woodley, Wokingham, RG5 4ER	Large wooden house structure built without permission	No breach
82 Lunds Farm Road, Woodley, Wokingham, RG5 4PZ	Running business without planning permission	No breach
10 Brecon Road, Woodley, Wokingham, RG5 4PR	Change of use to a home of multiple occupants	No breach
39 Forest Road, Woodley, Wokingham, RG5 4BQ	Car port (home office) and front garden converted to driveway without permission	Application submitted
7 Quentin Road, Woodley, Wokingham, RG5 3NF	Window installed without planning permission	No breach
62 Norton Road, Woodley, Wokingham, RG5 4AJ	Converted a garage into a business (a salon)	No breach
80 Millbank Crescent, Woodley, Wokingham, RG5 4ER	Large wooden shed erected without permission - possibly for habitable	No breach
9 Sycamore Close (Garage Block, Bodmin Road), Woodley, Wokingham, RG5 3RY	Obstruction of parking in garage block	No further information provided from complainant
62 Norton Road, Woodley, Wokingham, RG5 4AJ	Penalty charge notice served	Notice served
41 Duncan Road, Woodley, Wokingham, RG5 4HS	Building materials not as per original built - Breach of Conditions	No breach
3b South Lake Parade, Kingfisher Drive, Woodley, Wokingham, RG5 3SJ	Penalty charge notice served	Notice served
<p>*55a South Lake Crescent, Woodley, Wokingham, RG5 3QN</p> <p>The cycle storage has been provided in a different location to the rear of the property.</p> <p>The outbuilding to the rear has been constructed under the requirements set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended).</p> <p>The landscaping will have to be carried out in the next planting season. Planting seasons fall between the months of October and March. Therefore, the owner will have to comply with the planting scheme between October 2025 and</p>		

Woodley Statutory ASB – Covering Feb – August 2025

This report highlights good news and problem areas. Problem areas are those with more than 5 incidents reported to WBC ASB Team.

Subject	Problem Areas	Work Done	Comment
Court Cases	None		
Graffiti	<i>We do not remove graffiti from private property - where possible, we will inform the private landowner of the graffiti and encourage them to arrange for its removal.</i>		
	No issues of concern		
Fly Tipping	<i>CCTV requests are received. We prioritise repeat locations throughout the Wokingham Borough. We do not confirm or deny the presence of CCTV in the location. We put signs but we do not remove them when CCTV has left the location.</i>		
	Headley Road – Library Bottle Banks	Fly Tipping behind shops.	Fixed Penalty Notice £750 issued 25/04/25 £500 issued 01/05/25 £120 issued 06/05/25 £120 issued 05/06/25 £500 issued 10/07/25
	Headley Road – Library Parade	Private Carpark	Fixed Penalty Notice £500 issued 01/05/25
	Loddon Vale Shopping Centre	Bottle Bank	Fixed Penalty Notice £120 issued 17/07/25
	Dinton Pastures	Car Park	Fixed Penalty Notice £120 issued 13/08/25
	Bottle Banks Aviation Museum	Bottle Banks	2 x Fixed Penalty Notice £120 issued 03/04/25
	Wallace Close	On Street	Fixed Penalty Notice £500 issued 27/06/25
Noise	<i>In noise cases, officers need to witness the noise being complained of from the complainant's premises before formal actions can be instigated. A nuisance diary form must be complete over three weeks and then return to WBC. This will assist officers with their investigations.</i>		
	Several Reports but no hot spot (5 or more reports)		
Abandoned Vehicles	<i>When the vehicle owner has been identified that vehicle ceases to be abandoned. WBC has no power over vehicle with no Tax or MOT. These should be reported to DVLA</i>		
	Several Reports but no hot spot (5 or more reports)		
Other ASB			
UA	Unauthorised Encampment at Ashenbury Park reported 25/06/2025 – successfully evicted 26/06/2025 using Common Law powers		

Description	Numbers
Fly Tipping	104
Abandoned Vehicles	40
Bonfire	15
Nuisance - People - General ASB	9
Noise - Music	8
Noise - Machinery (Fixed)	6
Accumulations of waste	4
Noise - Vehicle Noise	3
Noise - DIY	3
Vehicle Parking Issues	2
Noise - Alarms	2
Noise - Unidentified/Other	2
Rat Infestation - Advice only	2
Dangerous Dog	1
Graffiti	1
Noise - Fireworks	1
Unauthorised Encampment	1