

Date: 23 June 2025
Application: 243229



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 243229

Applicant: Palatine Homes Ltd

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479260, Northing - 178804

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 243229.

The new details are as follows: **Revised plans received showing:**

- **amendments to the proposed layout including the re-siting of plots 2-7;**
- **amendments to the proposed housing mix (plot 1 now proposed as a 2 bed dwelling);**
- **the reduction of the size, bulk and ridge height of plot; - increased visitors parking provision; and**
- **an amended landscaping scheme.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be found on the Z Drive at: [**Z:\Standard Planning Conditions**](#)

Your observations are required in respect of this application within **10 working days** of the above date. If you need any more information please do not hesitate to contact the case officer Marcus Watts.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Alison Smithen Housing Partnerships and Projects Officer	To (Case Officer):	Marcus Watts
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	243229
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The threshold for affordable housing within a major, modest or limited development location strategic is 5 dwellings or more for residential sites of 0.16 hectares or larger. As the site exceeds this threshold, there is a requirement for the provision of affordable housing.

To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 20% of the total number of units (net) should be provided as affordable housing. This equates to 1.6 units of affordable housing.

Given the scale and location (Wargrave has limited amenities) a commuted sum of **£144,437.89** (index linked has been proposed).

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	18.09.2025	Signed:	A Smithen
--------------	------------	----------------	-----------