

**Date:** 22 December 2025  
**Application:** 252948



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

---

Development Management &  
Compliance

---

P.O. Box 157

---

Shute End, Wokingham

---

Berkshire, RG40 1BN

---

Tel: (0118) 974 6000

---

Minicom No: (0118) 974 6991

---

Dear WBC Highways,

**Variation/Removal of Condition Consultation**

**Application Number:** 252948

**Applicant:** Mr F Taggart

**Site Address:** Marron Remise, Kentons Lane, Wargrave, RG10 8PD

**Parish:**

**Grid Reference:** Easting - 478365, Northing - 180671

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Application to vary condition 8 of planning consent 250567 for the proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential. Condition 8 refers to drawing numbers and the variation is to update the plan.

**Case Officer:** Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252948. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **15 January 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                   |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                      | <b>App No:</b> | 252948 |
| <b>Address:</b>             | Marron Remise, Kentons Lane, Wargrave, RG10 8PD.                                                                                                                                                                                                                                                                                  |                |        |
| <b>Proposal:</b>            | Application to vary condition 8 of planning consent 250567 for the proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential. Condition 8 refers to drawing numbers and the variation is to update the plan. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                                                                            |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

The applicant seeks consent for varying condition 8 of Planning Application Reference 250567 for updated plans of cycle store.

The Highways are aware that the applicant proposes to replace approved drawing no. TKL/25/1A to TKL/25/1 with a smaller cycle store. Highways comments dated 2<sup>nd</sup> July 2025 suggests that the dimensions of cycle store in Drawing no. TKL/25/1 to be insufficient, which resulted in a revised drawing of TKL/25/1A being submitted.

The applicant shall clarify if Drawing no. TKL/25/1 is the correct plan intended to be submitted. The Highways can unlikely support the cycle store to be provided as in Drawing no. TKL/25/1. The applicant may wish to refer to the previous highway comments if the sizes cycle store have to be revised.

## Conditions & Reasons (if required)

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 7/1/2026 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|