

Date: 23 December 2025
Application: 253105



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 253105

Applicant: Mr Morgan Toney-Green

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

Parish: Wargrave

Grid Reference: Easting - 479254, Northing - 178797

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 243229 for the proposed erection of 8 no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access. Condition 2 refers to the approved details, and the variation is for alterations to the proposed dwellings.

Case Officer: Marcus Watts

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 253105. 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 **16 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253105
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Application to vary condition 2 of planning consent 243229 for the proposed erection of 8 no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access. Condition 2 refers to the approved details, and the variation is for alterations to the proposed dwellings.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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 2 of Planning Application Reference 243229 for alterations of proposed plans of dwellings.

It is noted that the numbers of habitable rooms of Plot 1 increases from 4 to 5, which the approved parking provisions remain suitable for the revised floor plan.

The total numbers of habitable rooms of Plots 2-8 remain unchanged, and the proposed dimensions of carports underneath Plot 8 have been slightly enlarged.

No negative impacts on abilities for cycle storage and refuse collection are expected, which are acceptable.

Conditions & Reasons (if required)

Date:	7/1/2026	Signed:	JP
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