

Date: 26 June 2025
Application: 251498



**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: 251498

Applicant: Mr Jason Brant

Site Address: Land At Heathlands, Heathlands Road, Wokingham, Berkshire

Parish: Wokingham Without

Grid Reference: Easting - 482564, Northing - 165759

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.

Case Officer: Joanna Carter

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 251498. 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 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 or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	251498
Address:	Land At Heathlands, Heathlands Road, Wokingham, Berkshire.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Details acceptable

Comments On Proposal

Condition 6 – CMS

The submitted details are considered acceptable.

Condition 8 – Boundary treatment

The submitted drawing is consistent with the previously approved site plan, in respect of visibility splays, and on that basis is considered acceptable.

Date:	27/6/25	Signed:	AC
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