

Date: 9 February 2026
Application: 252948



**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: 252948

Applicant: Mr F Taggart

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

Parish: Wargrave

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.

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 252948.

The new details are as follows: **Description amended to accurately reflect the proposed variation, plus revised plans received showing the correct proposed location for the bike store / bin store.**

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 requested from the case officer.

Your observations are required in respect of this application by **2 March 2026**. If you need any more information, please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Rowan Reynolds
Service	WBC Highways	App No:	252948
Address:	Marron Remise, Kentons Lane, Wargrave, RG10 8PD.		
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.		
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 8 of Planning Application Reference 250567 for updated plans of cycle store and bin store. A revised Drawing No. TKL/25/1C is submitted.

It is aware that both the cycle store and bin store approved in drawing no. TKL/25/1A are removed. Highways comments dated 2nd 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/25/1C is the correct plan intended to be submitted. The Highways can unlikely support a revised plan with insufficient sizes of cycle store and/or inappropriate carrying distance of bin store to be provided. The applicant may wish to refer to the previous highway comments if the sizes cycle store have to be revised.

Conditions & Reasons (if required)

Date:	11/2/2026	Signed:	JP
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