

Planning Services
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Reading
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

06 February 2026

Our Ref: 40442

Planning Portal Ref: PP-14683337

To whom it concerns,

**Submission of Discharge of Reserved Matters Condition Application – Conditions 7 and 8
Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location**

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Condition 7 (Cycle Storage Details) and Condition 8 (Balcony Details) pursuant to full planning permission reference 191068.

Condition 7 states:

Prior to first occupation of the development, details of the measures to secure bicycles within the proposed cycle storage sheds shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type and specification of cycle stands or fixings, their location within the sheds, and how they will provide secure and accessible storage for future occupants. The approved cycle security measures shall be implemented in full prior to first occupation and shall be retained thereafter.

The size and locations of sheds in rear gardens of all dwelling houses have been approved under the reserved matters application for Parcel R10 (see plan P1914.R10.13-V Proposed Cycle Parking Strategy Layout). The condition requires details of the fixings to be location within the sheds to provide a security measure for residents to secure their bikes to.

The submitted plan 817121_MHS_CYC_0001 confirms that the sheds will be lockable with a key. Each shed will be fitted with a shed shackle which allows a bike to be stored and locked to the wall of the shed.

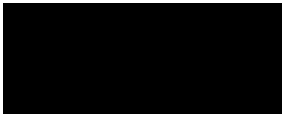
Condition 8 states:

Prior to the first occupation of any dwelling served by a balcony, details of the design, materials, and finish of the balcony enclosures shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be implemented in accordance with the approved details prior to the first occupation of the relevant dwelling(s) and shall be retained and maintained thereafter for the lifetime of the development.

The application is submitted with two balcony design details. Glazed panels (plan ref. P2060_DET_11_Typical balcony detail with glazed panels) are proposed to be used on apartment buildings 1 and 5 (plan ref. P2060_DET_08_Typical balcony detail) and black railings proposed to be used on the remaining apartment buildings.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate