

**Date:** 28 January 2026  
**Application:** 260203



**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:** 260203

**Applicant:** Mr Hassan Butt

**Site Address:** 7 Maple Grove, Woodley, RG5 4JQ

**Parish:** Woodley

**Grid Reference:** Easting - 476368, Northing - 174160

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

**Proposal:** Application to vary condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Conifer hedge.

**Case Officer:** Cameron Young

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 260203. 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 **18 February 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                     |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                  |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                        | <b>App No:</b> | 260203 |
| <b>Address:</b>             | 7 Maple Grove, Woodley, RG5 4JQ.                                                                                                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Application to vary condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Conifer hedge. |                |        |
| <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

No highway impact is expected. The Highways have no comments for this proposal.

## Conditions & Reasons (if required)

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 2/2/2026 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|