

Date: 14 October 2025
Application: 252055



**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,

Full Planning Approval Consultation

Application Number: 252055

Applicant: Mr and Mrs J Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478111, Northing - 180891

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.

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 252055.

The new details are as follows: **Amended plans were received on 13th October 2025 which amend the following:**

- **Re-design of proposed dwelling, including a reduction in massing.**
- **Alteration to application red-line, omitting the area of woodland to the north-west of the existing dwelling.**
- **Omission of reference to boat landing stage.**

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 **28 October 2025**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Kieran Neumann
Service	WBC Highways	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
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

No proposed changes on the total numbers of habitable rooms and parking provision. The previous memo dated 2nd September 2025 remains relevant.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CF9 (amend: prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	15/10/2025	Signed:	JP
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