

Date: 4 August 2025
Application: 250835



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Outline Planning Approval Consultation

Application Number: 250835

Applicant: Mr R Ryan

Site Address: Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX

Parish: Wokingham Town

Grid Reference: Easting - 479833, Northing - 167196

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

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 250835.

The new details are as follows: **Amended plans have been received which see a reduction of the scheme from 4 to 3 dwellings. Revised technical information relating to trees, Biodiversity Net Gain and highways has also been received.**

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 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Obi Onyechi EH Officer	To (Case Officer):	Connie Davis
Service	WBC Environmental Health	App No:	250835
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed and has no objection

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	23/09/2025	Signed:	O.O
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