

Date: 31 July 2026
Application: 260716



**WOKINGHAM
BOROUGH COUNCIL**

Lisa Bullock
Network Rail

Development Management &
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Dear Lisa Bullock,

PRIOR NOTIFICATION RESPONSE

Application Number: 260716

Site Address: Warren Road Bridge, Sonning, Reading, RG4 6SY

Proposal: Prior approval submission for alterations to existing railway overbridge parapets to increase height, installation of anti-climb fencing, and associated highway works including kerbing, road markings and signage at Warren Road Bridge, Sonning.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. The Local Planning Authority hereby determines that the development outlined above is in accordance with Schedule 2, Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and thereby grants Prior Approval.

Informatives

1. The developer's attention is drawn to the fact that this prior approval does not authorise the physical construction of the proposed highway works on the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as the Local Highway Authority, has approved all construction and installation details together with a programme of works.

2. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as

required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

3. This decision is made in respect of the following drawings:

02003-BBR-DRG-CIV-0003 Rev B02 - Warren Road Overbridge Parapet and Anti-Climb Works Proposed Details - Sheet 1 of 2

02003-BBR-DRG-CIV-0005 Rev B02 - Warren Road Overbridge Proposed Road Markings and Signage

Received 13th July 2026

02003-BBR-DRG-CIV-0002 Rev B02 - Warren Road Overbridge Proposed General Arrangement

Received 11th June 2026

02003-BBR-DRG-CIV-0004 Rev B02 - Proposed Warren Road Overbridge Parapet and Anti-Climb Works Proposed Details - Sheet 2 of 2

Received 9th June 2026

02003-BBR-DRG-CIV-0001 Rev B01 - Warren Road Overbridge Existing General Arrangement

Received 28th May 2026

Site Location Plan (Scale 1:2500)

Site Location Plan (Scale 1:1250)

Received 22nd April 2026

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](https://www.planningportal.co.uk/form/5/notice_of_chargeable_development.pdf) prior to commencing to determine whether the development is liable. Failure to complete

this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,



Justin Turvey
Head of Development Management - Place & Growth