WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 9

Suffix:

Property Name:

Address Line 1: Mays Close

Address Line 2:

Address Line 3: Wokingham

Town/city: Earley

Postcode: RG6 1JY

Description of site location must be completed if postcode is not known:

Easting (x): 474647

Northing (y): 172419

Description:

Applicant Details

Name/Company

Title

Mr

First name

SAILESH

Surname

TAILOR

Company Name

Address

Address line 1

27 East Park Farm Drive

Address line 2

Charvil

Address line 3

Town/City

Reading

County

Country

GB

Postcode

RG10 9UG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Planning Approval 260919.

Full application for proposed Change of Use from existing dwelling house to house in Multiple Occupation (Sui Generis Use), including a change in the maximum number of occupants from six to eight.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby grants permission for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

I would like to clarify Item 6. Cycle parking for Discharge of Condition

Reference number

Wokingham Borough Council Application Number 260919

Date of decision (date must be pre-application submission)

12/10/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Item 6. Cycle parking - details required

It states:
"Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage / parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.
Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07."

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

29/10/2026

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

30/10/2026

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

I have provided the Planning Officer Marcus Hillman at Wokingham Council Architectural Drawing of the secure covered weather-proof bicycle parking facilities together with photos of the cabin and bike stand for 8 bikes. Currently only 2 tenants are storing their bikes in the cabin. There is room for another 6 bikes.

Please advise where I can attach all the documentation.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

SAILESH TAILOR

Date

30/10/2026