

Date: 16th September 2025
Application: 243194



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Highways,

Variation/Removal of Condition Consultation

Application Number: 243194

Applicant: Antler Homes

Site Address: Land to the West of St Annes Drive and South of London Road, Wokingham, RG40 1PB

Parish: Wokingham Town

Grid Reference: Easting - 483345, Northing - 168621

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.

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 243194.

The new details are as follows: **Drainage, levels and external construction details received to align with the proposed S73 drawings. Also uploaded to the respective conditions discharge applications.**

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 Joanna Carter.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highway Management Specialist	To (Case Officer):	Abigail Peacock
Service	SDL Highways	App No:	243194
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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

1. The LHA (Local Highways Authority) have previously stated no objection to application no. 243194 on 13th January 2025 and 29th April 2025.
2. The LHA understand that this application is to vary the approved details of application no. 203544 to provide single storey extensions to 7 of the plots on the site.
3. The LHA was reconsulted on revised plans on 5th August 2025. The LHA confirms there remains no objection to application no. 243194 on highways/transport grounds. The addition of 7 single storey extensions will not change the car parking requirements for the site, trip generation, forecast traffic impact or the number of delivery/refuse collection trips generated by the site.

Date:	16.09.25	Signed:	Ben Amey
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