

Date: 5 January 2026
Application: 252565



**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: 252565

Applicant: Val Wyatt Marina Ltd

Site Address: Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478530, Northing - 179242

Type of Development: Minor All other developments

Proposal: Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252565. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **26 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	252565
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.		
Type of Development:	Minor All other developments		
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

General

This application is associated with another application (reference 210538) which sought permission for the erection of a marquee on a temporary basis for a period of six months each year, for the purposes of boat storage and repair. Application 252565 seeks to reinstate the conditions previously granted under that permission and proposes an increase in the extent of the marquee coverage from 36 metres to 54 metres.

The Highways assume that the proposals are to extend the storage area for the boats 'outside on the hardstanding' and do not suggest an intensification of use.

Access

It is understood that there are no changes to the existing access arrangements. Drawing 2547/04A illustrates the extension of the marquee encroaching onto the internal road. The applicant shall ensure that the marquee is positioned so as to minimise any obstruction to the internal road.

Parking

The proposals do not suggest an intensification of use or propose any changes to the existing parking arrangements. The existing parking arrangements are acceptable.

Summary

WBC Highways find the proposed works outlined in this planning application acceptable.

Conditions & Reasons (if required)

Date:	14.01.2026	Signed:	JP [SW]
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