

Date: 25 April 2025
Application: 250907



**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,

Variation/Removal of Condition Consultation

Application Number: 250907

Applicant: Mr Steve Bowie

Site Address: 35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND

Parish: Winnersh

Grid Reference: Easting - 478256, Northing - 170983

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design.

Case Officer: Benjamin Hindle

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 250907. 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 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 or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	250907
Address:	35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND.		
Proposal:	Application to vary condition 2 of planning consent 222974 for the phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling. Condition 2 refers to the approved details and the variation is to reduce the size and scale of the approved dwellings through reduction in the overall rear projections and ridge heights, changes to fenestration, removal of the loft bedrooms, internal layout amendments and associated adjustments to elevations and roof design.		
Type of Development:	Minor Dwellings (1-9)		
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

The proposal seeks consents for varying the size and scale of the approved dwellings for Planning Application Reference 222974. Whilst the parking spaces, EVCP, cycle shed and bin store are not indicated on the proposed block plan, the Highways assume there are no proposed changes on these details.

As the proposed total numbers of habitable rooms and the area of driveway will remain unchanged, it is therefore expected that there will be no impact on the approved demand for car parking and parking provisions.

The applicant shall also be reminded that the previous highways conditions will remain effective.

Conditions & Reasons (if required)

Date:	28/4/2025	Signed:	JP
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