

Date: 24 June 2026
Application: 253122



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Permission In Principle Consultation

Application Number: 253122

Applicant: Sat Bar Assets Ltd

Site Address: Land at Cooks Hill Cottage, Bath Road, Knowl Hill

Parish: Wargrave

Grid Reference: Easting - 481855, Northing - 178918

Type of Development: Minor Dwellings (1-9)

Proposal: Permission in Principle application for the erection of up to 2 dwellinghouses, plus the retention of the existing Cooks Hill Cottage.

Case Officer: Kieran Neumann

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 253122. 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 **15 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253122
Address:	Land at Cooks Hill Cottage, Bath Road, Knowl Hill.		
Proposal:	Permission in Principle application for the erection of up to 2 dwellinghouses, plus the retention of the existing Cooks Hill Cottage.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	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

LLFA commented on this application when it was originally proposed for five dwellings on 19 January 2026. The LLFA's comments remain unchanged and are equally applicable to the revised proposal for two dwellings.

Conditions & Reasons (if required)

Date:	02/07/2026	Signed:	NT
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