

Date: 13 May 2026
Application: 261143



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Pre-app consultation Consultation

Application Number: 261143

Applicant: Nick Herbert

Site Address: Land Adjacent to Merchiston, Blakes Lane, Wargrave, RG10 9TA

Parish: Wargrave

Grid Reference: Easting - 480468, Northing - 178610

Type of Development:

Proposal: Pre-application advice for the proposed erection of 1no. dwelling with associated landscaping, access and ancillary works.

Case Officer: Connie Davis

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 261143. 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 **4 June 2026**. As this is a pre-application request, you are reminded that all correspondence should be through the case officer. If the developer contacts you direct, please refer them to the case officer unless otherwise directed. It is possible you will be required to attend a meeting with the developer as part of the pre-application process and you will be contacted if this is the case.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Tahir Rafiq Environmental Health Officer		
Service	WBC Environmental Health	App No:	261143
Address:	Land Adjacent to Merchiston, Blakes Lane, Wargrave, RG10 9TA.		
Proposal:	Pre-application advice for the proposed erection of 1no. dwelling with associated landscaping, access and ancillary works.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Environmental Protection Team have reviewed the supporting information of the proposal and have no objections.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	26/5/26	Signed:	T.Rafiq
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