

Date: 12 August 2026
Application: 261830



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 261830

Applicant: Mr & Ms Ian/Sally Gallagher/Stone

Site Address: Dunelm, School Hill, Wargrave, Wokingham, RG10 8DY

Parish: Wargrave

Grid Reference: Easting - 478915, Northing - 178438

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension to include insertion of roof lights plus 1no. dormer to the front elevation replacing existing dormer.

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 261830. 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 **3 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261830
Address:	Dunelm, School Hill, Wargrave, Wokingham, RG10 8DY.		
Proposal:	Householder application for the proposed single storey front extension to include insertion of roof lights plus 1no. dormer to the front elevation replacing existing dormer.		
Type of Development:	Other Householder		
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

The applicant proposes the erection of a single storey front extension and 1no. dormer to the front elevation to replace existing dormer.

The existing dwelling has 5 habitable rooms, which will increase to 6 habitable rooms in the proposed dwelling.

Car Parking

In line with WBC Parking Standards, 2 car parking spaces are required for a dwelling of this scale.

The proposed driveway has ample spaces for at least three driveway parking within the red line by utilising the existing dropped crossing, which is acceptable.

Cycle Parking

Cycle parking provision should be provided in line with WBC Parking Standards. The garage remains acceptable for storing cycles.

Conditions & Reasons (if required)

Date:	27/08/2026	Signed:	JP [TD]
--------------	------------	----------------	---------