

**Date:** 13 March 2025  
**Application:** 250320



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 250320

**Applicant:** Mr Bhaskar Chikkanna

**Site Address:** 5 Walden Avenue, Arborfield, Wokingham, RG2 9HR

**Parish:** Arborfield

**Grid Reference:** Easting - 475507, Northing - 167293

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey rear extension. Plus, a new front porch, change of materials and change to fenestration. Following the demolition of the existing outbuilding and ensuite.

**Case Officer:** Claire Moore

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 250320. 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

|                             |                                                                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                      | <b>App No:</b> | 250320 |
| <b>Address:</b>             | 5 Walden Avenue, Arborfield, Wokingham, RG2 9HR.                                                                                                                                                                  |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey rear extension. Plus, a new front porch, change of materials and change to fenestration. Following the demolition of the existing outbuilding and ensuite. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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 will not result in any additional habitable rooms.

The existing level of parking is to be retained and this is considered acceptable to serve the development.

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 14/3/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|