

Date: 10 October 2025
Application: 252385



**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: 252385

Applicant: Ms Ying Zhang

Site Address: 2 Bigshotte Court, Wokingham, RG45 6WR

Parish: Wokingham Without

Grid Reference: Easting - 483725, Northing - 165162

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.

Case Officer: Cameron Young

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 252385. 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 **31 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW / Stantec		
Service	WBC Highways	App No:	252385
Address:	2 Bigshotte Court, Wokingham, RG45 6WR.		
Proposal:	Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.		
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

Proposed works consist of an erection of a single-story outbuilding consisting of 2 habitable rooms.

Access

The proposed works will not affect the existing access to the dwelling.

Car Parking

The proposed works will not affect the existing car parking provision.

Cycle Parking

The proposed works will not affect the existing cycle parking provision.

Conditions & Reasons (if required)

ANNEX / OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING:
The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Date:	28.10.2025	Signed:	SW / Stantec
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