

Date: 10 October 2025
Application: 252422



**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: 252422

Applicant: Mr Fiodor Slavov

Site Address: 26 Highfield Park, Wargrave, Wokingham, RG10 8LD

Parish: Wargrave

Grid Reference: Easting - 479827, Northing - 178941

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension, to replace existing conservatory.

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 252422. 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:	Stantec LS		
Service	WBC Highways	App No:	252422
Address:	26 Highfield Park, Wargrave, Wokingham, RG10 8LD.		
Proposal:	Householder application for the proposed single storey side and rear extension, to replace existing conservatory.		
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

The proposed development is for a single storey side and rear extension. This will result in one additional habitable room. This will require two car parking spaces. It is acknowledged that there is sufficient on-street parking facilities adjacent to the dwelling therefore, the proposed car parking arrangements are acceptable and in line with current guidance.

Direct access to the rear garden is not proposed to be retained. This inhibits cycle storage in the rear garden. As such, details of cycle parking shall be submitted to WBC for approval. This is to be secured by condition.

Conditions & Reasons (if required)

CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	28.10.25	Signed:	Stantec LS
--------------	----------	----------------	------------