

Date: 9 February 2026
Application: 253035



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 253035

Applicant: Mr Fakrul Islam

Site Address: Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE

Parish: Shinfield

Grid Reference: Easting - 471530, Northing - 166670

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, a two-storey side extension over the existing garage, conversion of the existing loft space to create additional habitable accommodation facilitated by the removal of 2 no. chimneys on the rear elevation, 2 no. rooflights and 1 no. pitched roof dormer to the front elevation, and 1 no. flat roof dormer to the rear elevation (part-retrospective).

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 253035. 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 **2 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253035
Address:	Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE.		
Proposal:	Householder application for the proposed erection of a single storey rear extension, a two-storey side extension over the existing garage, conversion of the existing loft space to create additional habitable accommodation facilitated by the removal of 2 no. chimneys on the rear elevation, 2 no. rooflights and 1 no. pitched roof dormer to the front elevation, and 1 no. flat roof dormer to the rear elevation (part-retrospective).		
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

Previous highways comments dated 22nd December 2025 remain relevant.

Conditions & Reasons (if required)

The same highway conditions as per 250020 are recommended:

1. CF4 – PARKING (AS APPROVED)
2. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING
3. Informative I22 – ACCESS CONSTRUCTION

Date:	11/2/2026	Signed:	JP
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