

Date: 13 February 2025
Application: 250295



**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: 250295

Applicant: Mr & Mrs Dettman

Site Address: 137 London Road, Twyford, Wokingham, RG10 9HA

Parish: Ruscombe

Grid Reference: Easting - 479194, Northing - 176589

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the roof to facilitate habitable accommodation. Followed by a single storey front and rear infill extension, changes to fenestration and demolition of existing chimney.

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 250295. 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

| | | | |
|-----------------------------|--|----------------|--------|
| From: | AC | | |
| Service | WBC Highways | App No: | 250295 |
| Address: | 137 London Road, Twyford, Wokingham, RG10 9HA. | | |
| Proposal: | Householder application for proposed raising of the roof to facilitate habitable accommodation. Followed by a single storey front and rear infill extension, changes to fenestration and demolition of existing chimney. | | |
| 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 proposal will result in additional habitable rooms. The garage is to be demolished. Highways request a revised plan which indicates three driveway parking spaces (dimensions 5.0m x 2.5m) with sufficient turning area to enable vehicles to enter and leave the site in forward gear onto A3032 London Road.

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|--------------|---------|----------------|----|
| Date: | 14/2/25 | Signed: | AC |
|--------------|---------|----------------|----|