

Date: 2 December 2024
Application: 243005



**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: 243005

Applicant: Mr & Mrs Ria

Site Address: 93 London Road, Wokingham, RG40 1YB

Parish: Wokingham Town

Grid Reference: Easting - 481757, Northing - 168758

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey rear extension and a hip-to-gable roof extension with installation of a rooflight and rear dormer to facilitate conversion of the loft to habitable accommodation, removal of a shed and two chimneys, changes to fenestration, and the addition of a new roof over an existing bay window.

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 243005. 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:	JP		
Service	WBC Highways	App No:	243005
Address:	93 London Road, Wokingham, RG40 1YB.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension and a hip-to-gable roof extension with installation of a rooflight and rear dormer to facilitate conversion of the loft to habitable accommodation, removal of a shed and two chimneys, changes to fenestration, and the addition of a new roof over an existing bay window.		
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 reduce the numbers of habitable rooms from 7 to 6. The extension will not affect the existing driveway. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

The Highways have no objection to the proposal.

Conditions & Reasons (if required)

Date:	2/12/2024	Signed:	JP
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