

**Date:** 30 January 2025  
**Application:** 250203



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 250203

**Applicant:** Care of Agent

**Site Address:** 79 Wessex Gardens, Twyford, Wokingham, RG10 0BA

**Parish:** Invalid code

**Grid Reference:** Easting - 479255, Northing - 175166

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed raising of the existing roof to create habitable accommodation, to include 2No dormers and changes to fenestration. Plus the erection of a canopy above the porch.

**Case Officer:** Marcus Watts

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 250203. 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

|                             |                                                                                                                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                | <b>App No:</b> | 250203 |
| <b>Address:</b>             | 79 Wessex Gardens, Twyford, Wokingham, RG10 0BA.                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed raising of the existing roof to create habitable accommodation, to include 2No dormers and changes to fenestration. Plus the erection of a canopy above the porch. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                           |                |        |
| <b>Site Visit Made:</b>     | 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 an additional habitable room. There is existing driveway parking for one vehicle and a garage. However, the garage does not meet the councils current standards for parking a car.

Considering the above, and the increase in habitable rooms, it is recommended that an additional driveway parking space is provided. The garage is to be retained and this would remain suitable for cycle storage.

The submitted drawing indicates an additional parking space within the frontage of the site and the level of parking is therefore considered acceptable.

The existing dropped crossing is considered acceptable in this instance to serve the extended driveway.

## Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 31/1/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|