

Date: 17 April 2025
Application: 250817



**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: 250817

Applicant: Mr Luke Ferrar

Site Address: Paddock View, Honey Hill, Crowthorne, Wokingham, RG40 3BB

Parish: Wokingham Town

Grid Reference: Easting - 483006, Northing - 166067

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a two storey rear extension, two Velux windows to the existing roof, along with changes to fenestration. Followed by the demolition of the existing side car port, utility room and rear conservatory.

Case Officer: Tariq Bailey-Biggs

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 250817. 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:	250817
Address:	Paddock View, Honey Hill, Crowthorne, Wokingham, RG40 3BB.		
Proposal:	Householder application for proposed erection of a two storey rear extension, two Velux windows to the existing roof, along with changes to fenestration. Followed by the demolition of the existing side car port, utility room and rear 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 proposal involves replacing the existing carport to a driveway parking and reduce the numbers of habitable rooms by 1. The existing driveway parking will be retained.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	23/4/2025	Signed:	JP
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