

Date: 10 December 2025
Application: 252707



**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: 252707

Applicant: Ms K Lowney

Site Address: 91 London Road, Twyford, Wokingham, RG10 9EL

Parish: Twyford

Grid Reference: Easting - 479038, Northing - 176287

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.

Case Officer: Cameron Young

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 252707. 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.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW		
Service:	WBC Highways	App No:	252707
Address:	91 London Road, Twyford, Wokingham, RG10 9EL.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.		
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

General

The following comments are based on the additional information provided by the applicant regarding the request for further information for the application 252707.

Summary

Changes of access along strategic road network may require supplementary details of RSA Stage 1. However, as this application proposes to move the access slightly further from the bend, which will likely improve the visibility splays, so RSA Stage 1 will not be compulsory.

The applicant will, however, be expected to demonstrate no negative impacts to retain existing visibility splays & pedestrian visibility at the new access point and must be demonstrated in this proposal.

The applicant shall be aware of the position of the street lighting column and the proposed access. This information shall be displayed on a plan.

If it is the intension of the applicant to extend the existing dropped kerb the WBC Traffic Management team shall be consulted in this matter. It should be noted that

Traffic Management are unlikely to accept a dropped crossing length of more than 3.6m.

Subject to the provision of acceptable details the conditions below can be secured in the application.

Conditions & Reasons (if required)			
CF6 - PARKING AND TURNING (AS APPROVED)			
CG3 - VISIBILITY SPLAYS (APPROVED)			
CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES			
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			
Informative I22 – ACCESS CONSTRUCTION			
Date:	10.12.2025	Signed:	SW