

Date: 19 September 2025
Application: 251971



**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: 251971

Applicant: Ms Holly Picot

Site Address: 20 Waltham Road, Twyford, Wokingham, RG10 9EF

Parish: Twyford

Grid Reference: Easting - 478971, Northing - 175894

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear/side infill extension faced in Flemish bond brickwork to match the existing, alongside the introduction of new rear elevation fenestration with associated roof lights overhead, the internal reconfiguration of the ground floor layout to incorporate a study, and the infilling of an existing side elevation window in connection with the extension.

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 251971. 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.

Your observations are required in respect of this application by **10 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251971
Address:	20 Waltham Road, Twyford, Wokingham, RG10 9EF.		
Proposal:	Householder application for the proposed erection of a single storey rear/side infill extension faced in Flemish bond brickwork to match the existing, alongside the introduction of new rear elevation fenestration with associated roof lights overhead, the internal reconfiguration of the ground floor layout to incorporate a study, and the infilling of an existing side elevation window in connection with the extension.		
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 total numbers of habitable rooms will remain unchanged. The existing access and parking provision will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	22/9/2025	Signed:	JP
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