

Date: 16 April 2025
Application: 250934



**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: 250934

Applicant: Mr Jaison Patel

Site Address: 46 Bearwood Road, Barkham, Wokingham, RG41 4SY

Parish: Barkham

Grid Reference: Easting - 478334, Northing - 167488

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor rear extension, new first floor dormer window, new front porch and changes to fenestrations.

Case Officer:

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 250934. 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:	250934
Address:	46 Bearwood Road, Barkham, Wokingham, RG41 4SY.		
Proposal:	Householder application for the proposed first floor rear extension, new first floor dormer window, new front porch and changes to fenestrations.		
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 not increase the number of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of garage parking space. The driveway will be reduced by 0.2m in length, which have no negative impact to driveway parking.

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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