

Date: 29 November 2024
Application: 242951



**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: 242951

Applicant: Mr & Mrs Pearson

Site Address: The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB

Parish: Wargrave

Grid Reference: Easting - 478581, Northing - 180675

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe.

Case Officer: Kieran Neumann

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 242951. 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:	AC		
Service	WBC Highways	App No:	242951
Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.		
Proposal:	Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe.		
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 result in an additional habitable room. The existing level of parking will be retained and this is considered acceptable to serve the development.

It is understood that the proposed swimming pool is for private use only and as such will have no associated traffic impact.

Highways has no objection to the replacement annexe. This shall remain ancillary to the main dwelling.

Conditions & Reasons (if required)

1. ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: annexe/outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	2/12/24	Signed:	AC
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