

Date: 28 October 2025
Application: 252475



**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: 252475

Applicant: Mr and Miss Jack and Amelia Blatchford and Varney

Site Address: 13 Wescott Road, Wokingham, RG40 2ER

Parish: Wokingham Town

Grid Reference: Easting - 481599, Northing - 168593

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey rear and side extension with a flat roof incorporating two roof lights, together with alterations to fenestration and external materials including facing brickwork to match the existing dwelling, and the installation of anthracite-coloured aluminium bi-fold doors to the rear elevation.

Case Officer: Marcus Hillman

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 252475. 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 **18 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252475
Address:	13 Wescott Road, Wokingham, RG40 2ER.		
Proposal:	Householder application for the proposed erection of a single-storey rear and side extension with a flat roof incorporating two roof lights, together with alterations to fenestration and external materials including facing brickwork to match the existing dwelling, and the installation of anthracite-coloured aluminium bi-fold doors to the rear elevation.		
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 remain unchanged. The existing driveway is fully retained. It is therefore expected that there is 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:	30/10/2025	Signed:	JP
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