

Wokingham Borough Council
Development Management And Compliance
PO Box 157
Shute End Wokingham
RG40 1BN

18th December 2025

Consultation Response

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

REFERENCE:	25/00772/OBS/OBSZ
YOUR REF:	251777
DESCRIPTION:	Request for observation for proposed erection of two-storey front extension, changes to fenestration, rear dormer window, 3 no. rooflights and retrospective conversion of garage.
LOCATION:	21 Parkway Crowthorne Berkshire RG45 6ER
CASE OFFICER:	Kevin Lloyd Jones, direct line 01344 351602

I refer to your consultation on the above application received on 10th December 2025. My comments are;

01. A request from Wokingham Borough Council has been received for observations on a householder application for the proposed erection of a two-storey front extension, changes to fenestration, a rear dormer window, 3 no. rooflights and the retrospective conversion of the garage at the above named property.

The site is bisected by the Borough boundary of Wokingham Borough Council and Bracknell Forest Council. The southern part of the site falls within Bracknell Forest. The proposed extensions and garage conversion fall within Wokingham Borough. The Devil's Highway Roman road runs through the northern part of the site.

ASSESSMENT

Impact on Highway Safety

Bracknell Forest Council (BFC) is the Highway Authority for the neighbouring highway along the south-eastern and southern boundaries of the site. The areas of BFC's highway are not affected by the proposal. Wokingham BC should consider a condition relating to visibility to oncoming traffic around the bend from within BFC's administrative area.

Impact on Residential Amenity

The proposed development is not considered to have an adverse impact on the amenity of residents of Bracknell Forest Borough.

Impact on Trees

The submitted Arboricultural Impact Assessment shows a Silver Birch and three Oak trees within the Bracknell Forest section of the site. These trees are not covered by Tree Protection Orders, and the proposed works would not impinge on their root protection areas. Bracknell Forest Council request that Wokingham BC ensures that all tree protection measures are complied with.

RECOMMENDATION

Bracknell Forest Council has no objection to the proposed development, provided that tree protection measures are implemented and the relevant Local Planning Authority's Development Plan policies are complied with.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Kevin Lloyd Jones

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Direct Line 01344 351602

PLACE DIRECTORATE

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