

Date: 19 June 2025
Application: 250739



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: 250739

Applicant: Mr Lord Smart

Site Address: Coombe Hill, Hayes Lane, Barkham, Wokingham, RG41 4TA

Parish: Invalid code

Grid Reference: Easting - 478077, Northing - 167681

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side extension and single storey rear extension. Plus, the replacement of the existing dormer roofs, installation of one roof light and changes to fenestration. Following the demolition of the existing conservatory.

Case Officer: Abi Peacock

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 250739. 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:	250739
Address:	Coombe Hill, Hayes Lane, Barkham, Wokingham, RG41 4TA.		
Proposal:	Householder application for the proposed erection of a two storey side extension and single storey rear extension. Plus, the replacement of the existing dormer roofs, installation of one roof light and changes to fenestration. Following the demolition of the existing conservatory.		
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 results in no net increase in the numbers of habitable rooms. The existing driveway is retained, and four driveway parking are proposed within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	20/6/2025	Signed:	JP
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