

Date: 31 July 2025
Application: 251742



**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: 251742

Applicant: Ben Loveday

Site Address: Stoneyhurst, Milestone Avenue, Charvil, Wokingham, RG10 9TN

Parish: Charvil

Grid Reference: Easting - 477159, Northing - 176066

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part first- floor, part single-storey side extension and part single, part two- storey rear extension with balcony and 1no. lantern rooflight following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration, erection of a detached outbuilding and new front gate and walls.

Case Officer: Claire Moore

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 251742. 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:	251742
Address:	Stoneyhurst, Milestone Avenue, Charvil, Wokingham, RG10 9TN.		
Proposal:	Householder application for the proposed erection of a part first-floor, part single-storey side extension and part single, part two-storey rear extension with balcony and 1no. lantern rooflight following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration, erection of a detached outbuilding and new front gate and walls.		
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 proposed extensions will not have a significant impact in respect of the overall number of habitable rooms. The layout of the driveway is to be revised, and this will maintain an appropriate level of parking to meet WBC parking standards.

Milestone Avenue is a private street with low vehicle speeds. The proposed wall and gates have no impact on the public highway. It will replace an existing high hedge along the front boundary and visibility splays will therefore be comparable to the existing situation.

Conditions & Reasons (if required)

- CF4 – PARKING (AS APPROVED)

Date:	5/8/25	Signed:	AC
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