

Date: 8 April 2025
Application: 250751



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 250751

Applicant: Mrs Josie Aira

Site Address: 40 Sturges Road Wokingham, Berkshire, RG40 2HE

Parish: Wokingham Town

Grid Reference: Easting - 481500, Northing - 168428

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey side and rear extension with a pitched roof to facilitate 1 No dormer, along with changes to fenestration. Followed by the demolition of the existing conservatory.

Case Officer: Cameron Young

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 250751. 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:	250751
Address:	40 Sturges Road Wokingham, Berkshire, RG40 2HE.		
Proposal:	Householder application for proposed erection of a single storey side and rear extension with a pitched roof to facilitate 1 No dormer, along with changes to fenestration. Followed by 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 numbers of habitable rooms will remain unchanged as seven. The existing driveway and parking will be retained. 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:	9/4/2025	Signed:	JP
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