

Date: 3 March 2025
Application: 250454



**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: 250454

Applicant: Mr Samuel Bath

Site Address: 12 Blagrove Lane, Wokingham, RG41 4BA

Parish: Wokingham Town

Grid Reference: Easting - 479884, Northing - 167877

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension. Plus, installation of roof lights, change of materials and changes to fenestration. Following the demolition and replacement of the existing store room.

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 250454. 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:	250454
Address:	12 Blagrove Lane, Wokingham, RG41 4BA.		
Proposal:	Householder application for the proposed single storey front extension. Plus, installation of roof lights, change of materials and changes to fenestration. Following the demolition and replacement of the existing store room.		
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

As the garage door will be retained, the highways assume the proposed 'Zone 18' is a store/garage.

The numbers of habitable rooms will remain unchanged after the extension. The existing driveway will be retained. As the existing garage of 2.5m wide does not fully meet the council's requirement for car parking, there will be no loss of parking space. 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:	3/3/2025	Signed:	JP
--------------	----------	----------------	----