

Date: 29 October 2025
Application: 252266



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: 252266

Applicant: Mrs Judith Morrison

Site Address: 53 Broad Hinton, Twyford, Wokingham, RG10 0LP

Parish: Twyford

Grid Reference: Easting - 479720, Northing - 175495

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey rear extension with a flat felt roof incorporating a centrally positioned roof light, incorporating facing brickwork to match the existing dwelling with glazing to the upper section of the rear wall and aluminium bi-fold doors to the rear elevation.

Case Officer: Tariq Bailey-Biggs

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 252266. 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 requested from the case officer.

Your observations are required in respect of this application by **19 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stantec)		
Service	WBC Highways	App No:	252266
Address:	53 Broad Hinton, Twyford, Wokingham, RG10 0LP.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension with a flat felt roof incorporating a centrally positioned roof light, incorporating facing brickwork to match the existing dwelling with glazing to the upper section of the rear wall and aluminium bi-fold doors to the rear elevation.		
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

General

The proposed works consist of a single storey rear extension to the rear of the dwelling. The extension will be 2.5m x 2.75m in total.

Access

It is acknowledged that the proposed works will not alter the existing access arrangements.

Car Parking

It is acknowledged that the proposed works will retain the existing garage and parking space in front of the garage. The access to the parking facilities is provided via the existing dropped kerbs. As such the existing car parking arrangements are proposed to be retained.

While the applicant would have been expected to provide the detailed floor plan of the dwelling, this is considered acceptable for this instead due to the scale of the proposed extension.

Cycle Parking

There is an existing gate providing access to the garden and shed which is to be retained. This is acceptable for cycle parking.

Conditions & Reasons (if required)

Date:	11.11.2025	Signed:	SW (Stantec)