

Date: 1 September 2025
Application: 252040



**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: 252040

Applicant: Mr and Mrs Hodgson

Site Address: 82 Wargrave Road, Twyford, Wokingham, RG10 9PJ

Parish: Twyford

Grid Reference: Easting - 478640, Northing - 176711

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear and side extension and rear balcony, following demolition of existing conservatory, replacement dormer to front, replacement fascias, soffits and changes to fenestration.

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 252040. 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 **22 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252040
Address:	82 Wargrave Road, Twyford, Wokingham, RG10 9PJ.		
Proposal:	Householder application for the proposed erection of single storey rear and side extension and rear balcony, following demolition of existing conservatory, replacement dormer to front, replacement fascias, soffits and changes to fenestration.		
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 will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of parking will be retained and this is considered acceptable.

Date:	2/9/25	Signed:	AC
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