

Date: 27 October 2025
Application: 252582



**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: 252582

Applicant: Mr Joseph Carroll

Site Address: 7 Rosecroft Way, Shinfield, Wokingham, RG2 9AP

Parish: Shinfield

Grid Reference: Easting - 473317, Northing - 168448

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front entrance porch with a relocated front door to the principal elevation, replacement of the existing garage door with a window and infill wall, the removal of the existing conservatory and erection of a single-storey rear extension with a dual-pitched tiled roof incorporating rooflights, alongside the replacement of the existing flat roofs to the front and side with new pitched roofs including rooflights.

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 252582. 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 **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stantec)		
Service	WBC Highways	App No:	252582
Address:	7 Rosecroft Way, Shinfield, Wokingham, RG2 9AP.		
Proposal:	Householder application for the proposed erection of a front entrance porch with a relocated front door to the principal elevation, replacement of the existing garage door with a window and infill wall, the removal of the existing conservatory and erection of a single-storey rear extension with a dual-pitched tiled roof incorporating rooflights, alongside the replacement of the existing flat roofs to the front and side with new pitched roofs including rooflights.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no net increase in the numbers of habitable rooms on ground floor.

Access

The existing access is to be retained and is acceptable. The parking facilities shall be accessed using the existing dropped kerbs.

Car Parking

The 2 existing driveway parking spaces shown on 2537-P104 are to be retained. It is acknowledged that there is sufficient space on the proposed driveway to accommodate more than three parking. The parking provision is acceptable.

Cycle Parking

Drawing 2537-P100 shows there is an existing side gate on the north side of the dwelling which is to be retained. This provides direct access to the garden and the shed which is acceptable to accommodate cycle parking.

Conditions & Reasons (if required)			
Date:	11.11.2025	Signed:	SW (Stantec)