

Date: 31 March 2025
Application: 250706



**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: 250706

Applicant: Mr Stubbs and Ms Reeves

Site Address: 16 Dark Lane, Wargrave, Wokingham, RG10 8JU

Parish: Wargrave

Grid Reference: Easting - 478904, Northing - 178772

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension along with the insertion of 2 No side facing dormers. Plus, installation of roof lights and changes to fenestration. Following the demolition of the existing chimney, garden room, conservatory and garage.

Case Officer: Marcus Watts

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 250706. 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:	AC		
Service	WBC Highways	App No:	250706
Address:	16 Dark Lane, Wargrave, Wokingham, RG10 8JU.		
Proposal:	Householder application for the proposed erection of a single storey rear extension along with the insertion of 2No side facing dormers. Plus, installation of roof lights and changes to fenestration. Following the demolition of the existing chimney, garden room, conservatory and garage.		
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 result in additional habitable rooms and demolition of the existing garage. The driveway will be amended, however, retains parking for up to 4 vehicles and the level of parking is considered acceptable.

Date:	2/4/25	Signed:	AC
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