

Date: 24 August 2026
Application: 261904



**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,

Full Planning Approval Consultation

Application Number: 261904

Applicant: Laura Linsell

Site Address: 11 Hart Dyke Close, Wokingham, RG41 2HQ

Parish: Wokingham

Grid Reference: Easting - 480593, Northing - 166947

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus erection of a single storey rear extension following demolition of the existing rear conservatory and bay window.

Case Officer: Rowan Reynolds

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 261904. 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 **15 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

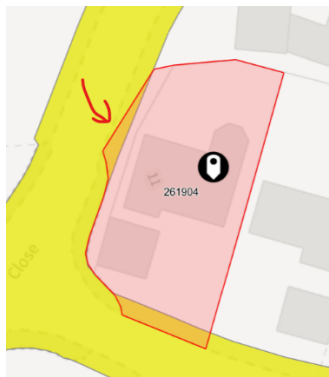
From:	BA		
Service	WBC Highways	App No:	261904
Address:	11 Hart Dyke Close, Wokingham, RG41 2HQ.		
Proposal:	Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus erection of a single storey rear extension following demolition of the existing rear conservatory and bay window.		
Type of Development:	Other Change of Use		
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

1. The LHA require further information in order to make a recommendation. The LHA require amendment of the proposed wall to ensure it is not sited on the highway verge. The realigned wall appears to sit outside of the existing property boundary.
2. The applicant should provide confirmation of their land ownership extent via title deeds and confirm whether the wall sits outside their boundary within the highway verge. The application boundary extends into the adopted highway (yellow) and the application boundary appears to exceed the title boundary according to the council's GIS records.



Date:	16.09.2026	Signed:	BA
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