

**Date:** 9 July 2025  
**Application:** 251589



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 251589

**Applicant:** Mr Neil Newman-Shepherd

**Site Address:** 102 Ellis Road, Crowthorne, Wokingham, RG45 6PH

**Parish:** Wokingham Without

**Grid Reference:** Easting - 483540, Northing - 164683

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of ground floor front extension and first floor front and side extension with solar panels and changes to fenestration.

**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 251589. 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

|                             |                                                                                                                                                                           |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                        |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                              | <b>App No:</b> | 251589 |
| <b>Address:</b>             | 102 Ellis Road, Crowthorne, Wokingham, RG45 6PH.                                                                                                                          |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of ground floor front extension and first floor front and side extension with solar panels and changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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 result in any additional habitable rooms. The proposed front extension will not have a significant impact on the driveway, and the existing level of parking will be retained. The level of parking is considered acceptable.

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 10/7/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|