

**Date:** 15 April 2025  
**Application:** 250914



**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,

**Variation/Removal of Condition Consultation**

**Application Number:** 250914

**Applicant:** Miss Vikki Martin

**Site Address:** 45 Luckley Road, Wokingham, Wokingham, RG41 2ES

**Parish:** Invalid code

**Grid Reference:** Easting - 480981, Northing - 167256

**Type of Development:** Other Householder

**Proposal:** Application to vary condition 2 of planning consent 243038 for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension. Condition 2 refers to drawing numbers and the variation is to update the plan.

**Case Officer:** Claire Moore

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 250914. 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>                | JP                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>App No:</b> | 250914 |
| <b>Address:</b>             | 45 Luckley Road, Wokingham, Wokingham, RG41 2ES.                                                                                                                                                                                                                                                                                                                                                                                        |                |        |
| <b>Proposal:</b>            | Application to vary condition 2 of planning consent 243038 for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension and porch extension. Condition 2 refers to drawing numbers and the variation is to update the plan. |                |        |
| <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

No additional demand for car parking and no reduction in parking provisions are expected. The Highways have no objection to the proposal.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 17/4/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|