

Date: 20 June 2025
Application: 251452



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: 251452

Applicant: Mr Bhaskar Chikkanna

Site Address: 5 Walden Avenue, Arborfield, Wokingham, RG2 9HR

Parish: Arborfield and Newland

Grid Reference: Easting - 475507, Northing - 167293

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front and rear extension along with changes to fenestration following demolition of existing rear extension and outbuilding.

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 251452. 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:	251452
Address:	5 Walden Avenue, Arborfield, Wokingham, RG2 9HR.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extension along with changes to fenestration following demolition of existing rear extension and outbuilding.		
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 an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards. There are two existing accesses and driveways. The existing level of parking is to be retained, and this is considered acceptable.

Date:	24/6/25	Signed:	AC
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