

Date: 17 June 2025
Application: 251405



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: 251405

Applicant: Mr Andrew Littlejohns

Site Address: 45 Frog Hall Drive, Wokingham, RG40 2LE

Parish: Wokingham Town

Grid Reference: Easting - 482466, Northing - 168261

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an enclosed front porch alongside the erection of a side roof extension with associated alterations to the roof form and external fenestration, following demolition of the existing front porch structure.

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 251405. 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:	JP		
Service	WBC Highways	App No:	251405
Address:	45 Frog Hall Drive, Wokingham, RG40 2LE.		
Proposal:	Householder application for the proposed erection of an enclosed front porch alongside the erection of a side roof extension with associated alterations to the roof form and external fenestration, following demolition of the existing front porch structure.		
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

A Pre-application (Reference 232406) has been submitted prior to the formal planning application. There are minor changes compared to the previous proposal. There is no net increase in the numbers of habitable room. The existing garage will be retained and the proposed driveway will remain suitable to parking three or more cars.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	19/6/2025	Signed:	JP
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