

Date: 16 September 2025
Application: 251704



**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: 251704

Applicant: Mr Chappell

Site Address: Suncot, School Road, Barkham, Wokingham, RG41 4TR

Parish: Barkham

Grid Reference: Easting - 477156, Northing - 166754

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new structure.

Case Officer: Julia Gibowicz

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 251704. 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 **7 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251704
Address:	Suncot, School Road, Barkham, Wokingham, RG41 4TR.		
Proposal:	Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new 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

There is no net increase in the total numbers of habitable rooms, and four driveway parking spaces are proposed. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

The applicant proposes to utilise the existing dropped crossing and to erect a set of timber gates. While sufficient pedestrian visibility can be provided, the proposed gates will have to set back from the edge of carriageway by at least 5m to avoid obstructing the free flow of traffic.

Conditions & Reasons (if required)

Date:	17/9/2025	Signed:	JP
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