

Date: 22 April 2025
Application: 250767



**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: 250767

Applicant: Mr and Mrs Johnson

Site Address: Claycroft, Longfield Road, Twyford, Wokingham, RG10 9AT

Parish: Invalid code

Grid Reference: Easting - 478724, Northing - 176702

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor front extension, part garage conversion into habitable accommodation and two storey side extension. Plus, the erection of a single storey rear extension, installation of roof lights, new front porch canopy, pitched roof on garage and changes to fenestration. Following the demolition of the existing single storey rear extension.

Case Officer: Marcus Hillman

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 250767. 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:	250767
Address:	Claycroft, Longfield Road, Twyford, Wokingham, RG10 9AT.		
Proposal:	Householder application for the proposed erection of a first floor front extension, part garage conversion into habitable accommodation and two storey side extension. Plus, the erection of a single storey rear extension, installation of roof lights, new front porch canopy, pitched roof on garage and changes to fenestration. Following the demolition of the existing single storey rear extension.		
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 additional habitable rooms and conversion of the garage.

The submitted drawings indicate three parking spaces to be provided. The level of parking meets WBC standards and is therefore considered acceptable.

This section of Longfield Road is private. There is an existing access and this is considered acceptable to serve the revised parking layout.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	24/4/25	Signed:	AC
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