

**Date:** 16 June 2025  
**Application:** 251407



**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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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 251407

**Applicant:** Mrs Emily Tse

**Site Address:** 1 Beckford Close, Wokingham, Wokingham, RG41 1HN

**Parish:** Invalid code

**Grid Reference:** Easting - 479669, Northing - 170297

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of single-storey rear extension, rear extension of existing single-storey side extension, added pitched roof, first-floor extension creating habitable space, extension of porch with canopy, front extension to roof and front replacement of flat roof with pitched roofs.

**Case Officer:** Cameron Young

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 251407. 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>                | AC                                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                   | <b>App No:</b> | 251407 |
| <b>Address:</b>             | 1 Beckford Close, Wokingham, Wokingham, RG41 1HN.                                                                                                                                                                                                                                                                              |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of single-storey rear extension, rear extension of existing single-storey side extension, added pitched roof, first-floor extension creating habitable space, extension of porch with canopy, front extension to roof and front replacement of flat roof with pitched roofs. |                |        |
| <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

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.

The front porch extension will not have an impact on the parking area. There is acceptable pedestrian access to the revised front door.

The existing level of parking will be retained, and this is considered acceptable to serve the development.

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 17/6/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|