

Date: 7 July 2025
Application: 251570



**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: 251570

Applicant: Mrs Zahida Deen

Site Address: 35 Cumberland Way, Wokingham, Wokingham, RG41 3AY

Parish: Invalid code

Grid Reference: Easting - 478812, Northing - 168796

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear orangery extension with glazed roof panels and alterations to the rear and side fenestration, following the demolition of the existing rear conservatory.

Case Officer: James Fuller

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 251570. 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:	251570
Address:	35 Cumberland Way, Wokingham, Wokingham, RG41 3AY.		
Proposal:	Householder application for the proposed erection of a single storey rear orangery extension with glazed roof panels and alterations to the rear and side fenestration, following the demolition of the existing rear conservatory.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway.

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:	8/7/2025	Signed:	JP
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