

Date: 12 September 2025
Application: 252153



**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: 252153

Applicant: Mr Yuvaraj shiva Kotipalli

Site Address: 3 Foxcote, Finchampstead, Wokingham, RG40 3PG

Parish: Finchampstead

Grid Reference: Easting - 480189, Northing - 165065

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two-storey side extension incorporating a ground floor office and gym with first floor accommodation above, alongside a single-storey rear extension with three roof lights, the erection of a pitched roof front porch with flank window, and associated alterations to fenestration including the insertion of new windows and doors across all elevations.

Case Officer: Rowan Reynolds

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 252153. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **3 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252153
Address:	3 Foxcote, Finchampstead, Wokingham, RG40 3PG.		
Proposal:	Householder application for the proposed erection of a two-storey side extension incorporating a ground floor office and gym with first floor accommodation above, alongside a single-storey rear extension with three roof lights, the erection of a pitched roof front porch with flank window, and associated alterations to fenestration including the insertion of new windows and doors across all elevations.		
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 site is in relation to a previous approval 241668. The total numbers of habitable rooms will remain unchanged and all approved parking spaces will be retained. 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.

Conditions & Reasons (if required)

Date:	16/9/2025	Signed:	JP
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