

Date: 7 October 2025
Application: 252201



**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: 252201

Applicant: Mr and Mrs J Frankham

Site Address: 38 New Road, Twyford, Wokingham, RG10 9PT

Parish: Twyford

Grid Reference: Easting - 478856, Northing - 177082

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey side and rear extension following demolition of existing conservatory, replacement pitched roof, replacement of garage, rear decking, changes to fenestration and the addition of 1no. rooflight.

Case Officer: Marcus Watts

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 252201. 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 **28 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252201
Address:	38 New Road, Twyford, Wokingham, RG10 9PT.		
Proposal:	Householder application for the proposed erection of two-storey side and rear extension following demolition of existing conservatory, replacement pitched roof, replacement of garage, rear decking, changes to fenestration and the addition of 1no. rooflight.		
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 increase the number of habitable rooms from five to eight. Four parking spaces are proposed within the red line. The existing access is to be retained.

The existing garage is to be demolished, and a double garage erected. This is to remain ancillary to the main dwelling by condition.

Two parking spaces are proposed within the double garage and two parking spaces will be retained to the rear of the dwelling, adjacent to the garage. This provision fulfils WBC's requirement for three parking for this development. The garage is proposed for car and cycle storage. Each driveway parking space shall have minimum dimensions of 5.0m x 2.5m. Each garage space for car parking shall have minimum dimensions of 6.0m x 3.0m. Sufficient additional space is shown within the garage for storage of three cycles, in line with WBC parking standards.

Conditions & Reasons (if required)

CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	16.10.25	Signed:	Stantec LS
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