

**Date:** 8 October 2025  
**Application:** 252376



**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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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 252376

**Applicant:** Royal Estate Affairs

**Site Address:** Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL

**Parish:** Wargrave

**Grid Reference:** Easting - 478830, Northing - 179188

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed extension of garden room.

**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 252376. 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 requested from the case officer.

Your observations are required in respect of this application by **29 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                    |                |        |
|-----------------------------|--------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                       | <b>App No:</b> | 252376 |
| <b>Address:</b>             | Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL.      |                |        |
| <b>Proposal:</b>            | Householder application for the proposed extension of garden room. |                |        |
| <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 applicant proposes to extend the existing garden room for a larger open-plan space. There is no net increase in total number of habitable room.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 9/10/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|