

Date: 2 October 2025
Application: 251578



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251578

Applicant: Mrs Qudsia Rukhsar

Site Address: Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX

Parish: Shinfield

Grid Reference: Easting - 472742, Northing - 168662

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.

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 251578. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec (SW)		
Service	WBC Highways	App No:	251578
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.		
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

General

Erection of a detached single-storey annexe with pitched tiled roof and fenestration, following demolition of the existing outbuilding. In view of the proposed arrangement of the annexe, the Highways assume the granny annexe will be ancillary to be main dwelling.

Access

No changes are proposed to the existing access and boundary treatment which is acceptable. Access to the annex will be provided via the existing driveway.

Car Parking

The proposed works will not affect the existing car parking arrangements. Although the proposed development includes three additional habitable rooms, the plot is sufficiently spacious to accommodate more than 3 car parking spaces.

Cycle Parking

The proposed works will not affect the existing cycle parking arrangements.

Conditions & Reasons (if required)

ANNEX / OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING:

The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Date:	14/10/2025	Signed:	Stantec (SW)
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