

Date: 2 May 2025
Application: 251039



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ,

Householder Consultation

Application Number: 251039

Applicant: Sam and Rebecca Murray

Site Address: 35 Hurst Road, Twyford, Wokingham, RG10 0AQ

Parish: Twyford

Grid Reference: Easting - 479129, Northing - 175505

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension, conversion of the existing garage and replacement roof.

Case Officer: Owen Peel

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 251039. 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:	AC		
Service	Highways DC	App No:	251039
Address:	35 Hurst Road, Twyford, Wokingham, RG10 0AQ.		
Proposal:	Householder application for the proposed single storey rear extension, conversion of the existing garage and replacement roof.		
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 result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The garage is to be converted, however the remaining level of driveway parking is considered acceptable to serve the development.

Independent access to the rear garden is retained, and this is welcome.

Date:	2/5/25	Signed:	AC
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