

**Date:** 14 October 2025  
**Application:** 252419



**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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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 252419

**Applicant:** Mr j Musson

**Site Address:** 2 Wakefield Cottages, Bath Road, Hare Hatch, Wokingham, RG10 9SS

**Parish:** Wargrave

**Grid Reference:** Easting - 480147, Northing - 177901

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a first-floor rear extension with a pitched tiled roof to match the existing dwelling, incorporating matching facing materials and fenestration, with associated internal alterations.

**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 252419. 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 **4 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |   |                |        |
|-----------------------------|---|----------------|--------|
| <b>From:</b>                | Stantec LS  |                |        |
| <b>Service</b>              | WBC Highways  | <b>App No:</b> | 252419 |
| <b>Address:</b>             | 2 Wakefield Cottages, Bath Road, Hare Hatch, Wokingham, RG10 9SS.   |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a first-floor rear extension with a pitched tiled roof to match the existing dwelling, incorporating matching facing materials and fenestration, with associated internal alterations. |                |        |
| <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 proposed development is for a first-floor rear extension to both 1 & 2 Wakefield Cottages to provide one additional bedroom in each dwelling. The existing access arrangements are to be retained.

The proposed development would result in 1 Wakefield Cottages having six habitable rooms, and 2 Wakefield Cottages having eight habitable rooms.

No detail is provided on the car parking provision. Each parking space shall have minimum dimensions of 2.5m x 5.0m. 1 Wakefield Cottages would require a total of 3 spaces, and 2 Wakefield Cottage would require a total of 3 parking spaces, in line with WBC's parking standards. Highways would welcome the applicant to demonstrate accordance with this by way of a parking plan. This is to be secured via condition.

## Conditions & Reasons (if required)

CF3 - PARKING (TO BE APPROVED)

|              |          |                |            |
|--------------|----------|----------------|------------|
| <b>Date:</b> | 28.10.25 | <b>Signed:</b> | Stantec LS |
|--------------|----------|----------------|------------|