

Date: 14 October 2025
Application: 252334



**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: 252334

Applicant: Adam and Chloe Fawsitt

Site Address: Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN

Parish: Remenham

Grid Reference: Easting - 476462, Northing - 182551

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.

Case Officer: Kieran Neumann

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 252334. 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

From:	Stantec LS		
Service	WBC Highways	App No:	252334
Address:	Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN.		
Proposal:	Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.		
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 proposed development is for the erection of a single story rear extension with a basement, with associated demolition works. The existing access is to be retained.

There are no proposed alterations to the existing access arrangement. The onsite parking provision is considered sufficient for the parking demand of the proposed development.

The attached/integrated annex (Rose Cottage) is to remain ancillary to the main dwelling. This is to be secured by condition.

Highways have no concerns relating to the proposed development.

Conditions & Reasons (if required)

I13 - ANCILLARY ACCOMMODATION

Date:	28.10.25	Signed:	Stantec LS
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