

Date: 1 October 2025
Application: 252237



**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: 252237

Applicant: Mr & Mrs P McCormack

Site Address: 83 London Road, Twyford, Wokingham, RG10 9EL

Parish: Twyford

Grid Reference: Easting - 479029, Northing - 176254

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.

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 252237. 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 **22 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252237
Address:	83 London Road, Twyford, Wokingham, RG10 9EL.		
Proposal:	Householder application for the proposed erection of single-storey rear extension with 1no. lantern rooflight and solar panels following demolition of existing conservatory, construction of rear exterior steps, changes to garage roof with solar panels, additional 1no. rooflight on side of property and changes to fenestrations.		
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 total numbers of habitable rooms remain unchanged. All existing parking spaces and garage are be retained. It is therefore expected that there are no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	3/10/2025	Signed:	JP
--------------	-----------	----------------	----