

**Date:** 3 September 2025  
**Application:** 252029



**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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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 252029

**Applicant:** Mr & Mrs Hammond

**Site Address:** 4 Rowan Close, Wokingham, RG41 4BH

**Parish:** Wokingham Town

**Grid Reference:** Easting - 479558, Northing - 168032

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey front extension with hardstanding, single storey rear extension to include roof lights plus changes to fenestration.

**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 252029. 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 **24 September 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                             |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                | <b>App No:</b> | 252029 |
| <b>Address:</b>             | 4 Rowan Close, Wokingham, RG41 4BH.                                                                                                                                         |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey front extension with hardstanding, single storey rear extension to include roof lights plus changes to fenestration. |                |        |
| <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 site is in relation to a previous planning approval 251334. This proposal will not increase the total numbers of habitable rooms. The existing garage and the approved driveway parking will be retained. Previous recommended highways condition remains relevant and is recapped below.

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

## Conditions & Reasons (if required)

1. CG5 (AMENDED: circa 7m) - SURFACING OF ACCESS

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 4/9/2025 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|