

**Date:**  
**Application:** 251704



**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:** 251704

**Applicant:** Mr Chappell

**Site Address:** Suncot, School Road, Barkham, Wokingham, RG41 4TR

**Parish:** Barkham

**Grid Reference:** Easting - 477156, Northing - 166754

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new structure.

**Case Officer:** Julia Gibowicz

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 251704. 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 **14 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                          |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                             | <b>App No:</b> | 251704 |
| <b>Address:</b>             | Suncot, School Road, Barkham, Wokingham, RG41 4TR.                                                                                                                                                                                                                                       |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new structure. |                |        |
| <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 Highways received the revised site plan to address the Highways responses dated 28<sup>th</sup> October 2025.

The proposed gates have set back from the edge of carriageway by at least 5m to avoid obstructing the free flow of traffic, which is acceptable.

## Conditions & Reasons (if required)

1. CH7 (AMENDED: at least 5 metres from the edge of carriageway) - GATE SET-BACK

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 19/12/2025 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|