

Date: 25 November 2025
Application: 252265



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252265

Applicant: Mr Jon Hicks

Site Address: 5 McCraes Walk, Wargrave, Wokingham, RG10 8LN

Parish: Wargrave

Grid Reference: Easting - 478843, Northing - 178584

Type of Development: Other Householder

Proposal: Full application for the proposed erection of a first floor rear extension to include 1no. velux window plus 1no. dormer to the rear loft elevation.

Case Officer: Tariq Bailey-Biggs

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 252265. 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 **16 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	252265
Address:	5 Mccraes Walk, Wargrave, Wokingham, RG10 8LN.		
Proposal:	Full application for the proposed erection of a first floor rear extension to include 1no. velux window plus 1no. dormer to the rear loft elevation.		
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 proposal will increase the overall habitable floor space; however, the number of habitable rooms will remain unchanged at ten. The existing parking arrangements are retained, and no additional parking demand is anticipated. On this basis, Highways have no objection to the proposal.

Conditions & Reasons (if required)

Date:	10.12.25	Signed:	LS
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