

**Date:** 17 June 2026  
**Application:** 260582



**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:** 260582

**Applicant:** MR AND MRS ROBERT NICHOLLS CHARLOTTE PONCIA

**Site Address:** Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ

**Parish:** Barkham

**Grid Reference:** Easting - 478059, Northing - 166727

**Type of Development:** Other Householder

**Proposal:** Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260582.

The new details are as follows: **Revised Plans showing the following:**

- **Removal of first floor rear bathroom**
- **Hedging implemented along the front boundary wall**
- **String course brickwork to continue on extension**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **1 July 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                               |                           |                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                            | <b>To (Case Officer):</b> | Annabelle Jones |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                  | <b>App No:</b>            | 260582          |
| <b>Address:</b>             | Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ.                                                                                                                                                                                  |                           |                 |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                             |                           |                 |
| <b>Proposal:</b>            | Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings. |                           |                 |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                        |                           |                 |

## Summary Of Recommendations

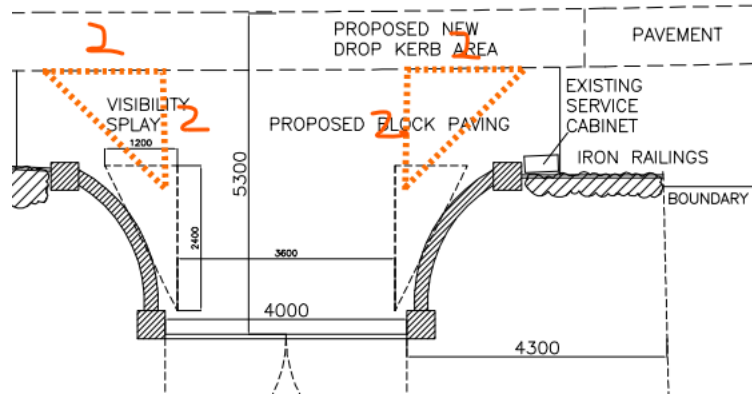
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

The Highways received the revised plan to address highways comments dated 8<sup>th</sup> May 2026.

The following comments commented previously are still required:

- To clarify whether proposed site accesses will be utilised for both ingress and egress.
  - Subject to the nature of each access, the applicant may have to demonstrate there is sufficient turning area for the proposed parking.
- For the access(es) to be utilised for egress:
  - To demonstrate the required visibility splays of 2.4m x 120m from the access onto Barkham Street from the nearside edge of the carriageway in both directions. Details are highly recommended to be provided in this proposal so that plans with suitable visibility can be secured via planning conditions.
  - To demonstrate 2m x 2m pedestrian visibility for frontage accesses where driveways meet the rear of footways to provide inter-visibility between drivers and pedestrians. For clarity, an indicative drawing is as below:



### Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 25/6/2026 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|