

Date: 14 April 2025
Application: 250239



**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: 250239

Applicant: Mr Ross Grimsey

Site Address: 41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ

Parish: Shinfield

Grid Reference: Easting - 472197, Northing - 166678

Type of Development: Other Householder

Proposal: Householder application for proposed erection of an outbuilding to the rear of the dwelling. Followed by the extension of the existing garage.(Part-Retrospective).

Case Officer: Rowan Reynolds

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 250239. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250239
Address:	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ.		
Proposal:	Householder application for proposed erection of an outbuilding to the rear of the dwelling. Followed by the extension of the existing garage.(Part-Retrospective).		
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

Highways has no objection to the extension to the garage. The proposed outbuilding will result in home office ancillary accommodation and this will need to remain ancillary to the main dwelling.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: *In the interest of highway safety; to ensure acceptable access and parking*

Date:	23/4/25	Signed:	AC
--------------	---------	----------------	----