

**Date:** 20 July 2026  
**Application:** 261598



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 261598

**Applicant:** Mr And Mrs Alexander and Sonja Napier

**Site Address:** 127 Wilderness Road, Earley, Wokingham, RG6 5RD

**Parish:** Earley

**Grid Reference:** Easting - 473917, Northing - 171210

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of first floor pitched roof rear extension following removal of existing first floor flat roof areas, 2no. Chimneys and side dormers plus removal of part of the existing garage. Installation of solar panels and rooflights.

**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 261598. 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 **10 August 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                  |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP [JD]                                                                                                                                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                     | <b>App No:</b> | 261598 |
| <b>Address:</b>             | 127 Wilderness Road, Earley, Wokingham, RG6 5RD.                                                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of first floor pitched roof rear extension following removal of existing first floor flat roof areas, 2no. Chimneys and side dormers plus removal of part of the existing garage. Installation of solar panels and rooflights. |                |        |
| <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

### General

The application is for the demolition of existing first floor flat roof areas and part of of the garage and the erection of first floor pitched roof rear extension. Access will remain unchanged from the existing.

### Parking

There are currently six habitable rooms in the dwelling. This will not change as a result of the proposed scheme.

The existing and the proposed garages will not be included in parking provisions as they do not fully comply with the parking requirements. There is not proposed change on driveway parking.

As the total numbers of habitable rooms remain unchanged and all existing driveway parking spaces are retained, it is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

### Cycle parking

There is no change in the number of cycle parking spaces that will be required. The applicant is retaining the original garage, which is sufficient as cycle storage.

## Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

|              |            |                |         |
|--------------|------------|----------------|---------|
| <b>Date:</b> | 06/08/2026 | <b>Signed:</b> | JP [JD] |
|--------------|------------|----------------|---------|