

Date: 4 April 2025
Application: 250410



**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,

Householder Consultation

Application Number: 250410

Applicant: Mrs J Nash

Site Address: Windwhistle, Reading Road, Arborfield, Wokingham, RG2 9HN

Parish: Arborfield

Grid Reference: Easting - 475563, Northing - 167426

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front and rear extensions. Plus, the erection of a new outbuilding and changes to fenestration. Following the demolition of the existing single storey rear extension and existing outbuilding.

Case Officer: James Fuller

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 250410. 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:	250410
Address:	Windwhistle, Reading Road, Arborfield, Wokingham, RG2 9HN.		
Proposal:	Householder application for the proposed two storey front and rear extensions. Plus, the erection of a new outbuilding and changes to fenestration. Following the demolition of the existing single storey rear extension and existing outbuilding.		
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 result in additional habitable rooms and the replacement outbuilding will provide some annexe accommodation. Highways has no objection on the basis that the outbuilding will remain ancillary to the main dwelling.

The existing level of parking meets WBC parking standards and is therefore considered acceptable to serve the development.

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:	4/4/25	Signed:	AC
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