

Date: 21 July 2025
Application: 251702



**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: 251702

Applicant: Mrs C Zuana

Site Address: 30 Wessex Gardens, Twyford, Wokingham, RG10 0AY

Parish: Twyford

Grid Reference: Easting - 479213, Northing - 175380

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front porch extension with associated alterations to front fenestration and changes to external materials, including new anthracite grey fascia's, soffits, and front door.

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 251702. 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:	JP		
Service	WBC Highways	App No:	251702
Address:	30 Wessex Gardens, Twyford, Wokingham, RG10 0AY.		
Proposal:	Householder application for the proposed erection of a front porch extension with associated alterations to front fenestration and changes to external materials, including new anthracite grey fascia's, soffits, and front door.		
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 total numbers of habitable rooms will remain unchanged. The proposed porch will not affect the existing parking provisions. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	23/7/2025	Signed:	JP
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