

Date: 13 October 2025
Application: 252269



**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: 252269

Applicant: Jake Sanderson

Site Address: Homeleigh, Sandhills, Knowl Hill, Wokingham, RG10 9XX

Parish: Wargrave

Grid Reference: Easting - 481993, Northing - 179145

Type of Development: Other Householder

Proposal: Householder application for the proposed alteration of the rear roof slope to incorporate two rear-facing dormer windows with plain concrete tiled roofs and cheeks in clay facing brickwork to match the existing dwelling, together with PVC-U framed windows to match existing fenestration, and the installation of a masonry bat box to the rear elevation.

Case Officer: Tariq Bailey-Biggs

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 252269. 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 **3 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW Stantec		
Service	WBC Highways	App No:	252269
Address:	Homeleigh, Sandhills, Knowl Hill, Wokingham, RG10 9XX.		
Proposal:	Householder application for the proposed alteration of the rear roof slope to incorporate two rear-facing dormer windows with plain concrete tiled roofs and cheeks in clay facing brickwork to match the existing dwelling, together with PVC-U framed windows to match existing fenestration, and the installation of a masonry bat box to the rear elevation.		
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

General

The proposed works will increase the total number of habitable rooms to 5.

Access

The proposed works will not affect the existing access to the dwelling.

Car Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require 2 parking spaces. It is acknowledged that the existing garage is to be retained however, the garage does not seem sufficient to support a parking space. An additional space can be provided by converting part of the front garden to hardstanding. Parking spaces shall have minimum dimensions of 5.0m x 2.5m. It is also acknowledged Sandhills is a private road. The applicant shall demonstrate the on-street parking provision to facilitate 2 cars adjacent to the dwelling.

Cycle Parking

The existing garage is retained therefore the proposed works will not affect the existing cycle parking provision.

Conditions & Reasons (if required)

CF3 - PARKING (TO BE APPROVED)

Date:

30.10.25

Signed:

SW STANTEC