

Date: 25 March 2025
Application: 250696



**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: 250696

Applicant: Mr & Mrs D Wheeler

Site Address: 16 Hubbard Close, Twyford, Wokingham, RG10 0XU

Parish: Invalid code

Grid Reference: Easting - 479589, Northing - 174927

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, changes to fenestration plus installation of roof lights following the demolition of existing conservatory.

Case Officer: Owen Peel

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 250696. 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:	250696
Address:	16 Hubbard Close, Twyford, Wokingham, RG10 0XU.		
Proposal:	Householder application for the proposed erection of a single storey rear extension, changes to fenestration plus installation of roof lights following the demolition of existing conservatory.		
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 not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards.

The existing parking arrangements are considered acceptable in principle. However, the red line does not appear to include any parking spaces and this will need to be clarified.

Date:	27/3/25	Signed:	AC
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