

Date: 9 June 2025
Application: 251347



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251347

Applicant: Mr D Sharp

Site Address: 82 Caldbeck Drive, Woodley, Wokingham, RG5 4JX

Parish: Woodley

Grid Reference: Easting - 476545, Northing - 173019

Type of Development: Other Householder

Proposal: Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.

Case Officer: Rowan Reynolds

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 251347. 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		App No:	251347
Address:	82 Caldbeck Drive, Woodley, Wokingham, RG5 4JX.		
Proposal:	Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.		
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 increase the numbers of habitable rooms from 4 to 5. As both the existing and proposed garage do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space. Two driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The two proposed driveway parking can likely be provided by utilising the existing dropped crossing, which is acceptable.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CG5 - SURFACING OF ACCESS

Date:	9/6/2025	Signed:	JP
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