

Date: 7 May 2025
Application: 250150



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: 250150

Applicant: Mr and Mrs Luke Carter

Site Address: 3 Fawcett Crescent, Woodley, Wokingham, RG5 3HX

Parish: Woodley

Grid Reference: Easting - 475713, Northing - 172976

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.

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 250150. 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:	250150
Address:	3 Fawcett Crescent, Woodley, Wokingham, RG5 3HX.		
Proposal:	Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.		
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 5 to 7. While the proposed block plan indicates extensions towards the driveway, the Highways are unable to identify such alteration. The Highways thus expect that the existing driveway will be retained.

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

The retainment of driveway will have sufficient spaces for two parking spaces by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	7/5/2025	Signed:	JP
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