

Date: 12 March 2025
Application: 250200



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: 250200

Applicant: Boyes Turner Trust Corporation

Site Address: 62 Reading Road, Woodley, Wokingham, RG5 3DB

Parish: Woodley

Grid Reference: Easting - 475949, Northing - 173588

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.

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 250200. 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:	250200
Address:	62 Reading Road, Woodley, Wokingham, RG5 3DB.		
Proposal:	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.		
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 involve demolition of garage and increase the numbers of habitable rooms from 7 to 12. The removal of existing garage (6.5m x 4.7m) will lead to a loss of 0.5 garage parking space. The existing planter will be removed to provide a raised and regraded driveway of dimensions 20.4m x 6.6m, and four driveway parking are proposed.

The two proposed gates are required to be set back by circa 5m from the edge of the carriageway as waiting area, to ensure the free flow of traffic along Reading Road will not be obstructed. The applicant shall demonstrate that sufficient driveway spaces can be provided after the gates are being set back, otherwise the Highways will request automatic gates to be installed or no gate shall be provided.

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

The proposed driveway will have ample spaces for more than three parking spaces by utilising the existing dropped crossing, which is acceptable.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
Date:	17/3/2025	Signed:	JP