

Date: 24 April 2025
Application: 250897



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: 250897

Applicant: Mr Y Kaci

Site Address: 14 Selsdon Avenue, Woodley, Wokingham, RG5 4PG

Parish: Woodley

Grid Reference: Easting - 476669, Northing - 173776

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front extension to facilitate a front porch followed by a two storey side, part two storey and single storey rear extension, along with loft conversion to create habitable accommodation to include 1 No. dormer followed by changes to fenestration and demolition of 1 No. chimney and existing outbuilding.

Case Officer: Marcus Hillman

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 250897. 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:	250897
Address:	14 Selsdon Avenue, Woodley, Wokingham, RG5 4PG.		
Proposal:	Householder application for proposed single storey front extension to facilitate a front porch followed by a two storey side, part two storey and single storey rear extension, along with loft conversion to create habitable accommodation to include 1 No. dormer followed by changes to fenestration and demolition of 1 No. chimney and existing outbuilding.		
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 demolish the existing outbuilding and increase the numbers of habitable rooms from 6 to 9. Two existing driveway parking will be retained.

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 existing two driveway parking is not sufficient to meet the council's requirement. One additional parking is required. The applicant might wish to convert the existing front garden into hardstanding to provide an additional parking space by utilising the existing dropped crossing.

While the garage will be removed, the existing direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	25/4/2025	Signed:	JP
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