

Date: 24 March 2025
Application: 250697



**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: 250697

Applicant: Mr Hemley

Site Address: 11 Reeves Way, Wokingham, RG41 2PS

Parish: Wokingham Town

Grid Reference: Easting - 480313, Northing - 167676

Type of Development: Other Householder

Proposal: Householder application for proposed single-storey rear and side extension, including a conversion of the loft and the insertion of 2 no. dormers.

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 250697. 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:	250697
Address:	11 Reeves Way, Wokingham, RG41 2PS.		
Proposal:	Householder application for proposed single-storey rear and side extension, including a conversion of the loft and the insertion of 2 no. dormers.		
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 involves a side extension on existing carport/driveway and the numbers of habitable rooms will remain unchanged as six. The proposed driveway length is circa 10.7m long.

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 proposed driveway length is sufficient for two parking spaces, which is acceptable.

The proposed 1m wide direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	25/3/2025	Signed:	JP
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