

Date: 20 March 2026
Application: 260017



**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: 260017

Applicant: Perupkar Panesar

Site Address: 25 Selsdon Avenue, Woodley, Wokingham, RG5 4PQ

Parish: Woodley

Grid Reference: Easting - 476741, Northing - 173729

Type of Development: Other Householder

Proposal: Householder application for the proposed part two storey/part single storey side extension, single storey front extension, part two storey/ part single storey rear extension to dwelling plus rear dormer extension and installation of roof lights and conversion of existing garage to habitable accommodation.

Case Officer: Nikita George

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 260017. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 requested from the case officer.

Your observations are required in respect of this application by **30 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260017
Address:	25 Selsdon Avenue, Woodley, Wokingham, RG5 4PQ.		
Proposal:	Householder application for the proposed part two storey/part single storey side extension, single storey front extension, part two storey/ part single storey rear extension to dwelling plus rear dormer extension and installation of roof lights and conversion of existing garage to habitable 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

General

The applicant proposes to increase the numbers of habitable rooms from 4 to 7, and to convert the existing garage into habitable area. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking are proposed within the red line.

Access

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The proposed widening of access to circa 5.1m will unlikely be accepted by the TM team. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material.

Alternatively, the applicant may wish to provide only two driveway parking, which can still meet the council's parking requirements.

Parking

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 applicant is advised to review the parking arrangement as discussed in the 'Access' section.

Cycle Provision

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)

Date:	20/3/2026	Signed:	JP
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