

**Date:** 12 May 2026  
**Application:** 261110



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**PN Class A Resi Extension Consultation**

**Application Number:** 261110

**Applicant:** Barbara Zesik

**Site Address:** 23 Haddon Drive, Woodley, Wokingham, RG5 4LX

**Parish:** Woodley

**Grid Reference:** Easting - 476537, Northing - 173466

**Type of Development:**

**Proposal:** Application for the prior approval of the erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 3.53m, for which the maximum height would be 3.60m and the height of the eaves 2.50m.

**Case Officer:** Annabelle Jones

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 261110. 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 requested from the case officer.

Your observations are required in respect of this application by **2 June 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                              |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                           |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                 | <b>App No:</b> | 261110 |
| <b>Address:</b>             | 23 Haddon Drive, Woodley, Wokingham, RG5 4LX.                                                                                                                                                                                                |                |        |
| <b>Proposal:</b>            | Application for the prior approval of the erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 3.53m, for which the maximum height would be 3.60m and the height of the eaves 2.50m. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 key highways considerations for PN Class A are transport and highways impacts of the development.

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension. The plan indicates removal of existing conservatory to construct a garden room, which has no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 14/5/2026 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|