

**Date:** 18 February 2025  
**Application:** 242996



**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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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 242996

**Applicant:** MR BASRA

**Site Address:** 109 Bean Oak Road, Wokingham, RG40 1RJ

**Parish:** Wokingham Town

**Grid Reference:** Easting - 482261, Northing - 168934

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey and a first floor side extensions.

**Case Officer:** Ben McEwan

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 242996. 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

|                             |                                                                                                         |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                      |                |        |
| <b>Service</b>              | WBC Highways                                                                                            | <b>App No:</b> | 242996 |
| <b>Address:</b>             | 109 Bean Oak Road, Wokingham, RG40 1RJ.                                                                 |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey and a first floor side extensions. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                       |                |        |
| <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**

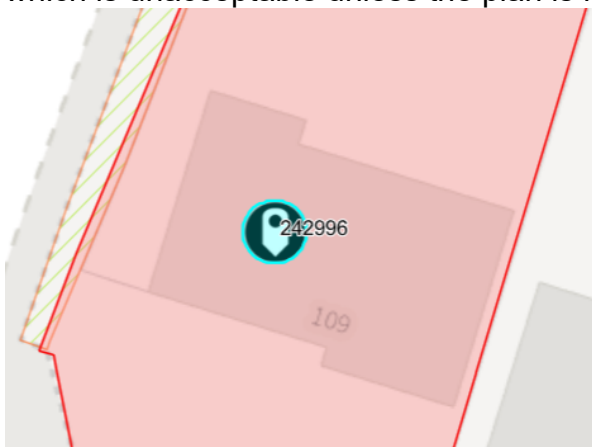
## Comments On Proposal

### General

The proposal will increase the numbers of habitable rooms from 8 to 10. The existing driveway will be retained.

### Highway Boundary

The proposed red line and side extension will encroach the public highway verge, which is unacceptable unless the plan is revised.



### Parking and Cycling Provisions

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 driveway will have ample spaces for three driveway parking within the red line by utilising the existing dropped crossing, which is acceptable.

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

| Conditions & Reasons (if required) |          |         |    |
|------------------------------------|----------|---------|----|
| Date:                              | 9/4/2025 | Signed: | JP |