

Date: 29 May 2025
Application: 251275



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251275

Applicant: Mr & Mrs Reeves

Site Address: 33 Duffield Road, Woodley, Wokingham, RG5 4RL

Parish: Woodley

Grid Reference: Easting - 476687, Northing - 174404

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor rear extension and a single storey rear extension, including fenestration and the demolition of existing conservatory.

Case Officer: Tariq Bailey-Biggs

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 251275. 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:	251275
Address:	33 Duffield Road, Woodley, Wokingham, RG5 4RL.		
Proposal:	Householder application for the proposed erection of a first floor rear extension and a single storey rear extension, including fenestration and the demolition of existing conservatory.		
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 not increase the number of habitable rooms. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of garage parking space.

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)

Date:	30/5/2025	Signed:	JP
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