

Date: 11 November 2025
Application: 252707



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252707

Applicant: Ms K Lowney

Site Address: 91 London Road, Twyford, Wokingham, RG10 9EL

Parish: Twyford

Grid Reference: Easting - 479038, Northing - 176287

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.

Case Officer: Cameron Young

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 252707. 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 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252707
Address:	91 London Road, Twyford, Wokingham, RG10 9EL.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey front, side and rear extensions, new roof covering along with changes to fenestration plus installation solar panels on the roof and chimney removal following demolition of existing attached garage.		
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 proposed development is for a household extension that would increase the number of habitable rooms from six to seven.

No details are provided on any change to the access to the dwelling. As such, it is assumed that the existing access is to be retained. The applicant should note that any change to the access would require a planning application due to its location on an A-Road.

There are two proposed car parking spaces shown on the Block Plan provided. This is in accordance with WBC parking standards for a dwelling located in 'Town and Fringe' with seven habitable rooms. WBC minimum dimensions for a car parking space are 2.5m x 5.0m. This level of parking is acceptable.

It is not clear whether the proposed parking spaces would both be accessible from the existing access due to the location of the boundary treatment. Highways would welcome a revised plan which demonstrates how cars will access the spaces. It is also recommended that cars will be able to egress the site in the forward gear due to the site being located on an A road, and also within a school area. This is to be shown with sufficient turning area and/or using Swept Path Analysis of a large saloon car.

The applicant is proposing to convert the existing garage, and provide a new garage. The existing and proposed garage shown on the plans are slightly below the WBC minimum dimensions for a garage intended for car storage of 6.0m x 3.0m. In turn, there is no net change in parking due to the garage proposals. The proposed garage will not contribute to car parking which is acceptable.

WBC standards require three cycle parking spaces for a dwelling with seven habitable rooms. It is recommended that this is accommodated within the proposed garage or the rear garden with direct access from site frontage. If the garages will be used to accommodate both the cars and cycles, the sizes of each garage space shall be increased to 7m x 3m.

Conditions & Reasons (if required)			
Date:	25.11.25	Signed:	Stantec LS