

**Date:** 26 November 2025  
**Application:** 252834



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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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:** 252834

**Applicant:** Professor Changfeng Fu

**Site Address:** 3 Woodward Close, Winnersh, Wokingham, RG41 5NW

**Parish:** Winnersh

**Grid Reference:** Easting - 478520, Northing - 170361

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey front extension and first floor side extension, partial garage conversion along with changes to fenestration.

**Case Officer:** Marcus Hillman

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 252834. 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 **17 December 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252834
Address:	3 Woodward Close, Winnersh, Wokingham, RG41 5NW.		
Proposal:	Householder application for the proposed erection of a single storey front extension and first floor side extension, partial garage conversion along with changes to fenestration.		
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 applicant proposes to increase the numbers of habitable rooms from 8 to 10. As both the existing and proposed garage do not fully meet the council's requirement for car parking, they are not counted towards parking provisions. The existing driveway parking spaces will be retained within the red line. Part of the existing front garden is converted into hardstanding to provide three driveway parking within the red line.

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 proposed level of driveway parking can meet the council's parking requirements by utilising the existing dropped crossing. However, in view of the existing streetlight columns and manhole covers to the southeast of the existing driveway (marked in blue), the applicant shall consider converting the existing front garden within the purple area for the additional parking provision:



Alternatively, the applicant may wish to increase the dimensions of the garage to a minimum of 6m x 6m for two garage parking (count towards 0.5 x 2 parking provisions), or to convert the proposed garage to a single carport of a minimum dimensions for 6m x 3m for one parking provision.

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

Conditions & Reasons (if required)			
<b>Date:</b>	27/11/2025	<b>Signed:</b>	JP