

Date: 29 April 2025
Application: 250808



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: 250808

Applicant: Mr & Mrs Singh

Site Address: 67 Reynards Close, Winnersh, Wokingham, RG41 5NU

Parish: Winnersh

Grid Reference: Easting - 478401, Northing - 170709

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to facilitate a porch. Plus, the erection of a two storey side and rear extension, installation of 1 no. roof light and changes to fenestration. Following the demolition of the existing conservatory.

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 250808. 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:	250808
Address:	67 Reynards Close, Winnersh, Wokingham, RG41 5NU.		
Proposal:	Householder application for the proposed erection of a single storey front extension to facilitate a porch. Plus, the erection of a two storey side and rear extension, installation of 1 no. roof light and changes to fenestration. Following the demolition of the 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 increase the numbers of habitable rooms from 6 to 8. The existing garage will be retained, and two driveway parking are proposed.

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.

As the garage of dimensions 4.9m x 2.6m does not fully meet the council's requirement for car parking, it will not be counted towards parking provision. While on-street parking could be acceptable for this instance, the applicant may wish to set back the existing garage to lengthen the driveway in front of the garage to a minimum of 10m long within the red line, to accommodate three parking spaces.

Alternatively, the applicant can consider converting part of the existing front garden into hardstanding for an additional parking space. It is relevant to note that the recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. By converting the front garden to the east for the third parking space, the dropped crossing will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Applicant is required to confirm the proposed parking provisions.

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

Conditions & Reasons (if required)			
Date:	30/4/2025	Signed:	JP