

Date: 24 September 2025
Application: 251961



**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,

Full Planning Approval Consultation

Application Number: 251961

Applicant: Mrs Elizabeth Cairney

Site Address: 57 Western Avenue, Woodley, Wokingham, RG5 3BL

Parish: Woodley

Grid Reference: Easting - 475928, Northing - 173986

Type of Development: Minor All other developments

Proposal: Full application for the proposed addition of a first floor dormer extension.

Case Officer: Claire Moore

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 251961. 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 **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251961
Address:	57 Western Avenue, Woodley, Wokingham, RG5 3BL.		
Proposal:	Full application for the proposed addition of a first floor dormer extension.		
Type of Development:	Minor All other developments		
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 total numbers of habitable rooms remain unchanged and the existing driveway parking spaces are retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	25/9/2025	Signed:	JP
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