

Date: 6 October 2025
Application: 252301



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 252301

Applicant: Mr & Mrs Pantea

Site Address: 31 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU

Parish: Winnersh

Grid Reference: Easting - 478208, Northing - 170349

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side rear extension following conversion of loft to create habitable accommodation plus changes to fenestration to include 1no. Dormer to the front elevation.

Case Officer: Nikita George

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 252301. 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 **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252301
Address:	31 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU.		
Proposal:	Householder application for the proposed erection of a two storey side rear extension following conversion of loft to create habitable accommodation plus changes to fenestration to include 1no. Dormer to the front elevation.		
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 6 to 8. Two driveway parking are proposed 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 proposal will induce additional demand for car parking, and the proposed provisions are insufficient to meet the council's parking requirements. It is relevant to note that the shared access road off Allnatt Avenue is part of the public highway. The Highways is expected to see one additional alternative parking to be provided without obstructing the shared drive and free flow of traffic.

The applicant may wish to consider reducing the numbers of habitable rooms of the proposal, or to convert the proposed hallway and bathroom to form part of a new carport. The recommended minimum sizes of a single bay carport are 6m x 3m.

As the 0.85m wide direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	7/10/2025	Signed:	JP
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