

Date: 11 August 2026
Application: 261860



**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: 261860

Applicant: Mr and Mrs Reed

Site Address: The Haven, Church Lane, Three Mile Cross, Wokingham, RG7 1HD

Parish: Shinfield

Grid Reference: Easting - 471574, Northing - 167863

Type of Development: Other Householder

Proposal: Householder application for the proposed single-storey rear extension replacing existing conservatory and 1no. detached rear outbuilding replacing existing detached garage, shed and greenhouse.

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 261860. 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 **1 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [HK]		
Service	WBC Highways	App No:	261860
Address:	The Haven, Church Lane, Three Mile Cross, Wokingham, RG7 1HD.		
Proposal:	Householder application for the proposed single-storey rear extension replacing existing conservatory and 1no. detached rear outbuilding replacing existing detached garage, shed and greenhouse.		
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

General

This application is for the proposed single-storey rear extension replacing existing conservatory and 1no. detached rear outbuilding replacing existing detached garage, shed and greenhouse. No change in access or driveway is proposed.

Parking

The proposals do not result in an increase in habitable rooms and therefore no additional parking is required. The existing garage is not of a sufficient size for car parking and therefore no parking is lost.

Cycle Parking

Cycle Parking can be provided via direct access to the rear garden following the removal of the existing detached garage and shed.

Overall this application is considered acceptable on highways grounds.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	27/08/2026	Signed:	JP [HK]
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