

Date: 6 January 2026
Application: 253042



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,

Variation/Removal of Condition Consultation

Application Number: 253042

Applicant: Mr Paul Galatolo

Site Address: 29 The Square, Spencers Wood, Wokingham, RG7 1BS

Parish: Shinfield

Grid Reference: Easting - 471686, Northing - 166797

Type of Development: Other Householder

Proposal: Application to vary condition 2 of planning consent 250853 for the proposed erection of part single part two storey side and rear extensions following demolition of existing single storey rear extension. Condition 2 refers to Approved Details and the variation is to update the plans.

Case Officer: Rowan Reynolds

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 253042. 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 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253042
Address:	29 The Square, Spencers Wood, Wokingham, RG7 1BS.		
Proposal:	Application to vary condition 2 of planning consent 250853 for the proposed erection of part single part two storey side and rear extensions following demolition of existing single storey rear extension. Condition 2 refers to Approved Details and the variation is to update the plans.		
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 proposed variation of condition is in relation to an alteration to the approved plans associated with application 250853. The alterations are to extend the rear of the property by a further 2.0m which increases the habitable space. The proposed works have no change to the approved numbers of habitable rooms and parking spaces. The proposed extension is unlikely to cause an intensification of use. WBC Highways have no objection regarding the variation of condition 2.

While the provisions of additional parking spaces are not essential to comply with the council's parking requirement, the applicant has submitted a drawing labelled '*Proposed Parking Provision*' (dated 29.03.25) with this application. This shows four proposed parking spaces in the same layout as proposed for 250853.

The applicant is to note the previously issued highways comments (dated 14.05.2025) for 250853, which state that the proposed parking layout would require an extended dropped crossing that would exceed WBCs' Traffic Management Standards. Should the applicant wish to pursue a widened driveway then they are advised to liaise with the Traffic Management Team. It should be noted that any planning permission does not authorise any works to the access.

Conditions & Reasons (if required)

1. I22 – ACCESS CONSTRUCTION			
Date:	20.01.2026	Signed:	JP [SW]