

**Date:** 13 May 2025  
**Application:** 251064



**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:** 251064

**Applicant:** Wescott-Brown

**Site Address:** 14 Sandstone Close, Winnersh, Wokingham, RG41 5XS

**Parish:** Winnersh

**Grid Reference:** Easting - 478067, Northing - 170216

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single-storey front extension, alongside two first floor side extension, with associated alterations to existing roof to integrate the new structures including new fenestration.

**Case Officer:** Tariq Bailey-Biggs

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 251064. 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

|                             |                                                                                                                                                                                                                                          |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                             | <b>App No:</b> | 251064 |
| <b>Address:</b>             | 14 Sandstone Close, Winnersh, Wokingham, RG41 5XS.                                                                                                                                                                                       |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single-storey front extension, alongside two first floor side extension, with associated alterations to existing roof to integrate the new structures including new fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | 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 5 to 8. Three 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.

As shown in the site photos provided, the driveway within the red line is being gated and have ample spaces for more than three driveway parking.

Subject to the confirmation of driveway within the red line is not shared with adjacent development, the Highways will have no objection to the proposal.

The proposed store is suitable for cycle storage, which is acceptable.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 15/5/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|