

Date: 12 August 2025
Application: 251890



**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: 251890

Applicant: Mr R Singh

Site Address: 29 Rochester Avenue, Woodley, Wokingham, RG5 4NA

Parish: Woodley

Grid Reference: Easting - 476275, Northing - 174098

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front porch extension (part retrospective).

Case Officer: James Fuller

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 251890. 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

From:	JP		
Service	WBC Highways	App No:	251890
Address:	29 Rochester Avenue, Woodley, Wokingham, RG5 4NA.		
Proposal:	Householder application for proposed single storey front porch extension (part retrospective).		
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

While there will be no change in the total numbers of habitable rooms, the proposal will reduce the driveway length from 6.2m to 4.9m.

Despite the driveway length can be marginally acceptable for this instance, as the recommended minimum dimensions of parking spaces are 5.0m x 2.5m, the Highways recommend shortening the porch slightly to retain the driveway length of 5m.

Conditions & Reasons (if required)

Date:	13/8/2025	Signed:	JP
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