

Date: 30 April 2025
Application: 251028



**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: 251028

Applicant: Mr R Radhakrishnan

Site Address: 52 Meadow Road, Wokingham, RG41 2TD

Parish: Wokingham Town

Grid Reference: Easting - 480144, Northing - 168403

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension, single storey side extension, relocation of fence and garden gate, plus changes to fenestration and the insertion of a roof light.

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 251028. 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:	251028
Address:	52 Meadow Road, Wokingham, RG41 2TD.		
Proposal:	Householder application for the proposed erection of a single storey front extension, single storey side extension, relocation of fence and garden gate, plus changes to fenestration and the insertion of a roof light.		
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 the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. Three driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

As three driveway parking are proposed, the proposed level of parking meets the council's requirements. However, the recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will likely need to be provided in a centralised position. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

As the direct access to the rear garden is being removed from this proposal, alternative cycle storage provision shall be identified when discharging the condition.

The proposed fencing will not obstruct the visibility splays, which is acceptable.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)
3. CG5 (AMENDED) - SURFACING OF ACCESS

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for circa. 6.5 metres measured from the carriageway edge.

4. I22 - ACCESS CONSTRUCTION

Date:	1/5/2025	Signed:	JP
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