

Date: 7 April 2025
Application: 250864



**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: 250864

Applicant: Mr Jas Chhina

Site Address: 1 Woodrow Drive, Wokingham, RG40 1RU

Parish: Wokingham Town

Grid Reference: Easting - 482713, Northing - 168822

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side/ rear extension, single storey side extension, extension of existing front porch, demolition of existing chimney and changes to fenestration.

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 250864. 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:	250864
Address:	1 Woodrow Drive, Wokingham, RG40 1RU.		
Proposal:	Householder application for the proposed two storey side/ rear extension, single storey side extension, extension of existing front porch, demolition of existing chimney and changes to fenestration.		
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 site is in relation to a pre-application consultation 220912, which highways have provided recommendation on parking and cycling provisions.

The proposal will increase the numbers of habitable rooms from 7 to 10. 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.

The proposed driveway will have sufficient spaces to accommodate three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The direction access to the rear garden is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CG5 (AMEND: circa 7.5m) - SURFACING OF ACCESS

Date:	9/4/2025	Signed:	JP
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