

Date: 9 October 2025
Application: 252344



**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: 252344

Applicant: Mr P Carbonaro

Site Address: 11 Retford Close, Woodley, Wokingham, RG5 4TP

Parish: Woodley

Grid Reference: Easting - 477053, Northing - 174387

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part two- storey, part single-storey side and rear extension, incorporating alterations to fenestration and external materials including sections of off-white render and vertical timber-effect cladding, with matching roof tiles, black framed windows, and black UPVC soffits and fascia's throughout.

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 252344. 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 **30 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252344
Address:	11 Retford Close, Woodley, Wokingham, RG5 4TP.		
Proposal:	Householder application for the proposed erection of a part two-storey, part single-storey side and rear extension, incorporating alterations to fenestration and external materials including sections of off-white render and vertical timber-effect cladding, with matching roof tiles, black framed windows, and black UPVC soffits and fascia's throughout.		
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 applicant proposes to increase the numbers of habitable rooms from 7 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two 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 the site is accessed via a shared drive off Retford Close, the applicant is expected to provide one additional alternative parking without obstructing the footway and free flow of traffic along shared drive.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	10/10/2025	Signed:	JP
--------------	------------	----------------	----