

Date: 26 February 2025
Application: 250447



**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: 250447

Applicant: Mrs Angie White

Site Address: 45 Fosters Lane, Woodley, Wokingham, RG5 4HH

Parish: Woodley

Grid Reference: Easting - 476411, Northing - 172773

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension following demolition of existing canopy roof plus changes to fenestration.

Case Officer: Ben McEwan

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 250447. 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:	250447
Address:	45 Fosters Lane, Woodley, Wokingham, RG5 4HH.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension following demolition of existing canopy roof plus 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 numbers of habitable rooms will remain unchanged in this proposal. The proposed driveway will be 7.5m long.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has sufficient spaces for two driveway parking with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	27/2/2025	Signed:	JP
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