

Date: 7 January 2026
Application: 253126



**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,

Full Planning Approval Consultation

Application Number: 253126

Applicant: Mrs Geeta Yadav

Site Address: 21 Oatlands Road, Shinfield, Wokingham, RG2 9DW

Parish: Shinfield

Grid Reference: Easting - 473529, Northing - 168109

Type of Development: Minor All other developments

Proposal: Full application for extension, alteration and remodelling of existing dwelling for erection of a single storey front porch, modifications to the main roof including a hip to gable extension and installation of 2 no. front dormers; erection of a part single part first floor side extension following demolition of the existing single storey side extension, and erection of a part single part two storey part first floor rear extension, plus changes to fenestration.

Case Officer: Rowan Reynolds

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 253126. 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 **28 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253126
Address:	21 Oatlands Road, Shinfield, Wokingham, RG2 9DW.		
Proposal:	Full application for extension, alteration and remodelling of existing dwelling for erection of a single storey front porch, modifications to the main roof including a hip to gable extension and installation of 2 no. front dormers; erection of a part single part first floor side extension following demolition of the existing single storey side extension, and erection of a part single part two storey part first floor rear extension, plus changes to fenestration.		
Type of Development:	Minor All other developments		
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

General

The existing dwelling currently contains 6 habitable rooms. The proposed works does not result in a net change in habitable room provision. As part of the proposal, the existing garage is to be removed.

Access

The proposed ground floor plans indicate that the existing dropped kerbs will be retained. As no alterations to the existing access are proposed, the arrangement is considered acceptable.

Car Parking

As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing on-plot parking arrangements are to be retained, providing two parking spaces within the site,

which are in line with WBC parking standards for a dwelling of this scale and location. Therefore, the proposed parking arrangements are acceptable.

Each parking space should have the minimum dimensions of 2.5m x 5.0m to comply with the Council's adopted parking standards. The submitted drawing (PP-239-RG-07) shows two spaces of 2.4 x 5.0m. However, there is sufficient space on the existing driveway to accommodate the correct dimensions, therefore Highways consider the proposed parking acceptable.

Cycle Parking

The proposed ground floor plans show that access to the rear garden will be provided which is acceptable for cycle parking.

Summary

WBC highways find the proposed works outlined in this application acceptable.

Conditions & Reasons (if required)

Date:	20.01.2026	Signed:	JP [SW]
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