

Date: 3 November 2025
Application: 252286



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252286

Applicant: Mr Christopher Josephi

Site Address: Moleson House, 20 Ryhill Way, Earley, Wokingham, RG6 4AZ

Parish: Arborfield and Newland

Grid Reference: Easting - 473416, Northing - 169616

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first-floor extension with pitched tiled roof to match the main dwelling, incorporating brickwork and fenestration to match the existing dwelling, the installation of two south-facing solar panels to the roof slopes, the erection of a rear balcony with balustrade, and the addition of coping stones to the parapet wall.

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 252286. 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 **24 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252286
Address:	Moleson House, 20 Ryhill Way, Earley, Wokingham, RG6 4AZ.		
Proposal:	Householder application for the proposed erection of a first-floor extension with pitched tiled roof to match the main dwelling, incorporating brickwork and fenestration to match the existing dwelling, the installation of two south-facing solar panels to the roof slopes, the erection of a rear balcony with balustrade, and the addition of coping stones to the parapet wall.		
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

General

The proposed development is for a first-floor extension over the existing double garage. The extension is proposed to be accessed via the existing first floor of the dwelling. The double garage is proposed to be retained.

The proposed development will increase the number of habitable rooms from eight to eleven.

Parking

The applicant is proposing to widen the existing forecourt to accommodate four car parking spaces. The car parking spaces proposed are 2.5m x 5.0m, in accordance with WBC guidance. This driveway provision is considered sufficient to accommodate the parking demand for the proposed dwelling.

The applicant has also indicated that the existing double garage is to be retained and used for 2 parked cars. Despite garage is not essential for complying with the council's parking standards, the WBC minimum sizes of a single garage/carport for car parking are 6m x 3m. It should be noted by the applicant that the existing and proposed garage does not fully meet the WBC requirement for car parking and does not contribute to parking provisions.

Access

The Site Plan shows four car parking spaces on the site frontage. The existing dropped crossing cannot sufficiently provide access to all of these spaces. It is recommended that the applicant to liaise with the Traffic Management team, and obtain separate consent from Traffic Management for the proposed width and location of the dropped crossing.

Traffic Management are unlikely to accept a dropped crossing length of more than 3.6m. The applicant may wish to consider reducing the proposed parking to three spaces, and as such the centralisation of the dropped crossing is the most suitable option. Part of the existing dropped crossing may need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. This is to be secured by condition

Alternatively, if it is intended to provide four parking spaces, the applicant shall reconsider the proposed parking arrangement such as converting the existing garage to a carport to provide tandem parking.

Cycle Storage

The applicant has not provided detail on any change to the existing cycle parking arrangement. As such, this is agreeable.

Conditions & Reasons (if required)

Date:	13.11.25	Signed:	Stantec LS
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