

Date: 17 July 2026
Application: 261665



**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: 261665

Applicant: Mr Adeel Asher

Site Address: 7 Belvedere Walk, Winnersh, Wokingham, RG41 5TQ

Parish: Winnersh

Grid Reference: Easting - 477083, Northing - 171388

Type of Development: Other Householder

Proposal: Householder application for the proposed single-storey side and rear extension with 3no. rooflights.

Case Officer: Kellen Hamilton

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 261665. 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 **7 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261665
Address:	7 Belvedere Walk, Winnersh, Wokingham, RG41 5TQ.		
Proposal:	Householder application for the proposed single-storey side and rear extension with 3no. rooflights.		
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

With reference to the planning approval 051785, first floor has been approved for four habitable rooms. The applicant, therefore, proposes to increase the numbers of habitable rooms from 7 to 8.

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 existing driveway of 7m wide is marginally insufficient to accommodate three driveway parking, but this can likely be provided by converting part of the existing front garden (to the west, at least 0.5m in wide) into hardstanding for an additional parking space. This shall be revised in this proposal or when discharging planning condition.

The additional parking space is expected to utilise the existing dropped crossing for access.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

1. CF3 - PARKING (TO BE APPROVED)
2. CG5 (AMEND: 5.0m) - SURFACING OF ACCESS

Date:	5/8/2026	Signed:	JP
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