

Date: 17 February 2026
Application: 260266



**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: 260266

Applicant: MR T REEVE

Site Address: 82 Lyon Road, Crowthorne, Wokingham, RG45 6RT

Parish: Wokingham Without

Grid Reference: Easting - 484150, Northing - 164510

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension, single storey side and rear extension following demolition of existing garage.

Case Officer: Marcus Watts

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 260266. 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 **12 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260266
Address:	82 Lyon Road, Crowthorne, Wokingham, RG45 6RT.		
Proposal:	Householder application for the proposed erection of a single storey front extension, single storey side and rear extension following demolition of existing garage.		
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 proposal consists of the demolition of the existing garage and the erection of single-storey extensions to the front, side and rear. The proposed development would increase the number of habitable rooms from six to eight.

In view of a self-contained unit can be formed by the proposed extension, the applicant is required confirm if the proposed site will be retained as a single unit, or potentially subdivided into two independent units.

Independent access to parking will be required for all independent residential properties. If independent access cannot be provided, the new dwellings will have to be ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

As independent access to parking cannot unlikely be provided by the existing access arrangement, the comments below assume the proposed dwelling to be a single property.

Access

The existing access arrangement is to be retained which is acceptable.

Car Parking

According to WBC Car Parking Standards, a dwelling with eight habitable rooms requires three driveway parking spaces, each with minimum dimensions of 5.0m x 2.5m.

The submitted plans indicate three car parking spaces of dimensions 4.8m x 2.4m, which are the absolute minimum dimensions that the Highway can accept.

However, the parking space located to the east of the site access is positioned in a constrained location, which can unlikely be accessed by utilising the existing dropped crossing.

The applicant shall indicate the existing position of the dropped crossing and provide swept path analysis for a large saloon car to demonstrate that vehicles can safely enter and leave the parking space. If satisfactory manoeuvring cannot be achieved, the parking layout will need to be revised such as rotating the parking space and implementing appropriate hardstanding.

Cycle Parking

The existing garage is to be demolished as part of the proposals. WBC requires a dwelling of the proposed scale to provide three cycle storage spaces. The applicant shall demonstrate direct access to the rear garden, a suitably sized shed or dedicated cycle store.

Conditions & Reasons (if required)

Date:	02.03.26	Signed:	JP [LS]
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