

Date: 31 March 2026
Application: 260776



**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: 260776

Applicant: Mr & Mrs Tandon

Site Address: 43 Commons Road, Wokingham, RG41 1JJ

Parish: Wokingham

Grid Reference: Easting - 479578, Northing - 170186

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension linking house to garage, insertion of 2no. Dormers to the first floor side elevations plus changes to fenestration.

Case Officer: Claire Moore

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 260776. 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 **23 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [ML]		
Service	WBC Highways	App No:	260776
Address:	43 Commons Road, Wokingham, RG41 1JJ.		
Proposal:	Householder application for the proposed erection of a single storey side extension linking house to garage, insertion of 2no. Dormers to the first floor side elevations 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

General

The proposals would result in an extension to the existing garage space, and internal reconfiguration of the dwelling. There would be no net change in the number of habitable rooms.

Two car parking spaces are currently provided in front of the existing garage and there is a through route to the garden between the dwelling and the existing garage. The proposals would sever the link from the front of the dwelling to the rear garden.

Parking

Parking is to be provided in line with WBC Parking Standards, and the minimum dimensions for all parking spaces is 5.0m x 2.5m.

According to the WBC Car Parking Standards, the dwelling of such scale in a 'Urban' location with 7 habitable rooms should provide a minimum of 2 parking spaces. The proposals, as per existing, maintains 2 parking spaces. The proposed driveway will have sufficient space to accommodate three or more spaces on the driveway, this is acceptable.

As per the WBC parking standards, a single garage should measure 3m x 6m and the garage door should measure 2.4m. The proposed double garage does not fully meet these parameters and therefore would not contribute to the parking allocation for the site. Given sufficient space for parking is provided on the driveway and garage parking is not essential for meeting the council's parking requirement, as mentioned above, therefore the parking arrangement is acceptable.

Cycle Storage

It is not specified where the cycle storage is located in the submitted plans, and the proposal is to remove access to the garden due to the garage extension. However, the proposed garage has sufficient space to be used for cycle storage.

Conditions & Reasons (if required)			
Date:	15.04.2026	Signed:	JP [ML]