

Date: 22 September 2025
Application: 252117



**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: 252117

Applicant: Ms Rebecca McDucker

Site Address: 2 Manners Road, Woodley, Wokingham, RG5 3EA

Parish: Woodley

Grid Reference: Easting - 475750, Northing - 173531

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension and part two storey, part single storey side extension.

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 252117. 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 **13 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252117
Address:	2 Manners Road, Woodley, Wokingham, RG5 3EA.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and part two storey, part single storey side extension.		
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

A Pre-application (Reference 251258) has been submitted prior to the formal planning application. The proposed scale of development has been reduced from 8 habitable rooms in the pre-app to 6 habitable rooms in this application.

Access

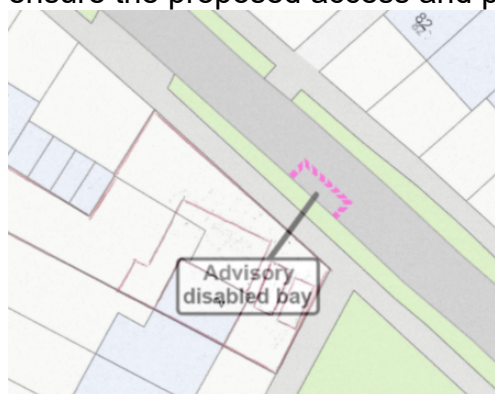
The site will be accessed via a new access onto Wheble Drive. Wheble Drive is subject to 30mph speed limit, which will require visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. This can be achievable for the proposed parking arrangement.

However, the applicant is required to assess the 2m x 2m pedestrian visibility at individual driveway. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Meanwhile, the Highways are also aware of the existing disabled parking bay along the proposed new access. The applicant is advised to liaise with the TM team

separately to assess the suitability to relocate the existing disabled parking, and ensure the proposed access and parking are deliverable.



Parking and Cycle Provision

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed provision can meet the required level of parking, which is acceptable.

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

Conditions & Reasons (if required)

Date:	23/9/2025	Signed:	JP
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