

Date: 16 March 2026
Application: 260580



**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: 260580

Applicant: Mr James Collis

Site Address: 147 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR

Parish: Wokingham

Grid Reference: Easting - 479654, Northing - 169211

Type of Development: Other Householder

Proposal: Householder for the proposed erection of single-storey rear extension and associated changes to fenestrations.

Case Officer: Annabelle Jones

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 260580. 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 **6 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260580
Address:	147 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR.		
Proposal:	Householder for the proposed erection of single-storey rear extension and associated changes to fenestrations.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

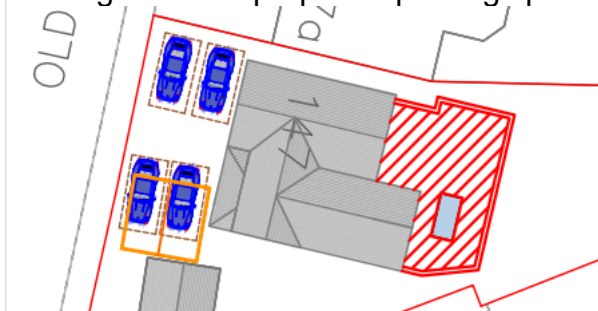
- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

While the total numbers of habitable rooms cannot be identified from the submission, there will be two additional habitable room on the ground floor. Four driveway parking is proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require up to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. A minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

The clearance between the boundary wall with 147A Old Woosehill Lane and the existing garage is 15.6m, which is slightly lower than the recommended minimum driveway clearance. However, given the proposed width can comply with the absolute minimum driveway clearance, the proposed parking can be acceptable by setting back the proposed parking spaces.



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

Conditions & Reasons (if required)

1. CF3 - PARKING (TO BE APPROVED)

Date:	17/3/2026	Signed:	JP
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