

Date: 5 June 2025
Application: 251325



WOKINGHAM BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251325

Applicant: Mr & Mrs Collis

Site Address: 51B Barkham Road, Wokingham, Wokingham, RG41 2RG

Parish: Invalid code

Grid Reference: Easting - 480331, Northing - 168507

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension and a single storey rear extension to form additional habitable space, including fenestration and the demolition of existing single garage.

Case Officer: Tariq Bailey-Biggs

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 251325. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251325
Address:	51B Barkham Road, Wokingham, Wokingham, RG41 2RG.		
Proposal:	Householder application for the proposed erection of a single storey side extension and a single storey rear extension to form additional habitable space, including fenestration and the demolition of existing single 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

The total numbers of habitable rooms will remain unchanged. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces are proposed within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The garage and direct access to the rear garden have been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	6/6/2025	Signed:	JP
--------------	----------	----------------	----