

Date: 8 April 2025
Application: 250831



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: 250831

Applicant: Mrs Portch

Site Address: 72 Bungalow 72b, Headley Road, Woodley, Wokingham, RG5 4JE

Parish: Woodley

Grid Reference: Easting - 476543, Northing - 173342

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension plus changes to fenestration.

Case Officer: Victoria Morgan

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 250831. 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:	250831
Address:	72 Bungalow 72b, Headley Road, Woodley, Wokingham, RG5 4JE.		
Proposal:	Householder application for the proposed erection of a single storey side extension 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

The proposal will increase the numbers of habitable rooms from 2 to 3. Two driveway parking are proposed within the red line.

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

Based on the submission, the Highways assume the applicant already have access to these proposed parking and the right of access will always be retained.

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

Conditions & Reasons (if required)

Date:	9/4/2025	Signed:	JP
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