

Date: 8 April 2025
Application: 250861



**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: 250861

Applicant: Mr Mark Bromley

Site Address: 42 Pound Lane, Sonning, Wokingham, RG4 6GG

Parish: Sonning

Grid Reference: Easting - 476323, Northing - 174611

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension following demolition of existing garage plus awning to the front elevation replacing existing front porch.

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 250861. 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:	250861
Address:	42 Pound Lane, Sonning, Wokingham, RG4 6GG.		
Proposal:	Householder application for the proposed single storey side and rear extension following demolition of existing garage plus awning to the front elevation replacing existing front porch.		
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 involves increasing the numbers of habitable rooms from 7 to 9. The access and two driveway parking approved under 241110 will be retained. As both the existing and proposed garage do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space.

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

The driveway will have sufficient for three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

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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