

Date: 27 April 2026
Application: 260582



**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: 260582

Applicant: MR AND MRS ROBERT NICHOLLS CHARLOTTE PONCIA

Site Address: Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ

Parish: Barkham

Grid Reference: Easting - 478059, Northing - 166727

Type of Development: Other Householder

Proposal: Householder application for proposed erection of front porch extension, 2 storey side and part 2 storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.

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 260582. 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 **31 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260582
Address:	Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ.		
Proposal:	Householder application for proposed erection of front porch extension, 2 storey side and part 2 storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.		
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

The applicant proposes to increase the numbers of habitable rooms from 7 to 9 and replace the existing boundary treatment with new front gates and railings.

Access

The proposed will be set back from the edge of the carriageway to ensure no obstruction to the free flow of traffic, which is welcomed.

Given two sets of 4m wide front gates are indicated on Drawing No. 009, the applicant is required to clarify if the additional site access to the south will be utilised by vehicles and if the proposed gates will be opened inward.

If applicable, the applicant shall clarify if both site accesses by utilised for ingress and egress. Meanwhile, Barkham Street is subject to a speed limit of 40mph, which requires visibility splays of 2.4m x 120m to be provided from the access onto Barkham Street in both directions. 2m x 2m pedestrian visibility at individual driveway is also required. 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 of a dropped kerb 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.

Parking

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

With the proposed extension, alterations on access arrangement and boundary treatment, it is uncertain if sufficient parking and turning area can be provided within the red line.

The applicant is, therefore, required to indicate the proposed parking of suitable dimensions within the red line.

Cycle Provisions

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

Conditions & Reasons (if required)

Date:	8/5/2026	Signed:	JP
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