

Date: 22 September 2025
Application: 252219



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: 252219

Applicant: Kim Allan

Site Address: 15 Wensley Close, Twyford, Wokingham, RG10 9HR

Parish: Twyford

Grid Reference: Easting - 478993, Northing - 176321

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey side extension, demolition of existing garage, side extension facilitating garage and revised driveway.

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 252219. 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 **13 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252219
Address:	15 Wensley Close, Twyford, Wokingham, RG10 9HR.		
Proposal:	Householder application for the proposed erection of two-storey side extension, demolition of existing garage, side extension facilitating garage and revised driveway.		
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 result in additional habitable rooms. A replacement garage is proposed, however, this does not meet the councils current standards for parking a car in respect of its internal dimensions. The submitted drawing indicates three driveway parking spaces and therefore the proposed level of parking is considered acceptable.

The proposed parking layout requires a new dropped kerb to be provided onto Wensley Close and Highways DC has no objection to this. However, the access works will require separate consent from the WBC Traffic Management team. The existing access off the turning head is to be partially retained and full height kerbs will need to be reinstated for the section no longer in use (to be agreed with WBC TM team).

The proposed access will need to be surfaced with a hard bound material for circa. 7.0m from the edge of carriageway, to prevent loose material spilling onto the highway.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CG5 (AMEND: circa 7.0 metres) - SURFACING OF ACCESS
3. CG7 - ACCESS BEFORE OCCUPATION
4. CH2 (AMEND: ...partially stopped up and reinstated...) - STOPPING UP ACCESS
5. Informative I22 – ACCESS CONSTRUCTION

6. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	23/9/25	Signed:	AC
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