

Date: 25 September 2025
Application: 252196



**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: 252196

Applicant: Mr & Mrs Thapar

Site Address: 37 Broad Street, Wokingham, RG40 1AU

Parish: Wokingham Town

Grid Reference: Easting - 481065, Northing - 168713

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part single, part two-storey rear extension, basement extension, 1no. roof dormer, addition of 3no. rooflights, removal of side wall and changes to fenestrations.

Case Officer: James Fuller

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 252196. 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 **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252196
Address:	37 Broad Street, Wokingham, RG40 1AU.		
Proposal:	Householder application for the proposed erection of part single, part two-storey rear extension, basement extension, 1no. roof dormer, addition of 3no. rooflights, removal of side wall and changes to fenestrations.		
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

A Pre-application (Reference 251633) has been submitted prior to the formal planning application. The applicant proposes to increase the numbers of habitable rooms from 8 to 9. One driveway parking is proposed.

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.

As part of the previous pre-app consultation, the applicant is required to provide at least 1 on-site parking subject to the previous planning approval, and the sustainable town centre location with good public transport.

The applicant has agreed to cut back on the rear portion only of the side wall at the point where it pinches below the required 2.5m width. This can be seen as an improvement to the current parking space, which is welcomed.

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

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	26/9/2025	Signed:	JP
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