

Date: 15 July 2025
Application: 251649



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251649

Applicant: Mr Dominic Lyons

Site Address: 10 Arbor Lane, Winnersh, Wokingham, RG41 5JA

Parish: Winnersh

Grid Reference: Easting - 477661, Northing - 171045

Type of Development: Other Householder

Proposal:

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 251649. 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		App No:	251649
Address:	10 Arbor Lane, Winnersh, Wokingham, RG41 5JA.		
Proposal:			
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 applicant proposes to increase the numbers of habitable rooms from 5 to 6. Three 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed three driveway parking meets the council's parking requirement, which is acceptable.

The proposed 0.9m wide direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	15/7/2025	Signed:	JP
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