

Date: 11 April 2025
Application: 250227



**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: 250227

Applicant: Mr and Mrs P Rush

Site Address: 17 Russley Green, Wokingham, RG40 3HT

Parish: Wokingham Town

Grid Reference: Easting - 480194, Northing - 166278

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front extension, including a new front porch. Plus a single storey side annex, two storey rear extension, plus the installation of roof lights and changes to fenestration.

Case Officer: Cameron Young

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 250227. 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:	250227
Address:	17 Russley Green, Wokingham, RG40 3HT.		
Proposal:	Householder application for the proposed two storey front extension, including a new front porch. Plus a single storey side annex, two storey rear extension, plus the installation of roof lights and changes to fenestration.		
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

As the proposed annex is unlikely be self-contained, the Highways have assumed it to be ancillary to the main dwelling. The proposal increases the numbers of habitable rooms from 8 to 10. The existing garage will be maintained, and 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 three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has ample spaces to accommodate more than three parking spaces 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)

- ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: annexe) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	16/4/2025	Signed:	JP
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