

Date: 1 August 2025
Application: 251840



**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: 251840

Applicant: Mr Josiah Millar

Site Address: 515 Reading Road, Winnersh, Wokingham, RG41 5HL

Parish: Winnersh

Grid Reference: Easting - 477514, Northing - 171057

Type of Development: Other Householder

Proposal: Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective).

Case Officer: Marcus Hillman

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 251840. 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:	251840
Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL.		
Proposal:	Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective).		
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

While the applicant proposes to increase the numbers of habitable rooms from 5 to 9, eight habitable rooms has been approved under planning applicant 250222. An additional two habitable rooms will be provided in the proposed annex. The existing driveway parking are retained.

It is not specified if the proposed annex will be ancillary to the main dwelling, but the site would unlikely have sufficient space to provide independent access of parking for the new annex. The Highways would therefore recommend objection if the new annex would be an independent property. The Highways therefore assume that the proposed annex would be ancillary to the main dwelling

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 retainment of existing driveway parking can meet the council's parking requirement, which is acceptable.

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

Conditions & Reasons (if required)

1. 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: 4/8/2025

Signed: JP