

Date: 9 February 2026
Application: 260316



**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: 260316

Applicant: Mr Avery

Site Address: 14 Norfolk Close, Wokingham, RG41 3AF

Parish: Wokingham

Grid Reference: Easting - 479089, Northing - 168551

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor side extension.

Case Officer: Nikita George

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 260316. 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 **4 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260316
Address:	14 Norfolk Close, Wokingham, RG41 3AF.		
Proposal:	Householder application for the proposed erection of a first floor side extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

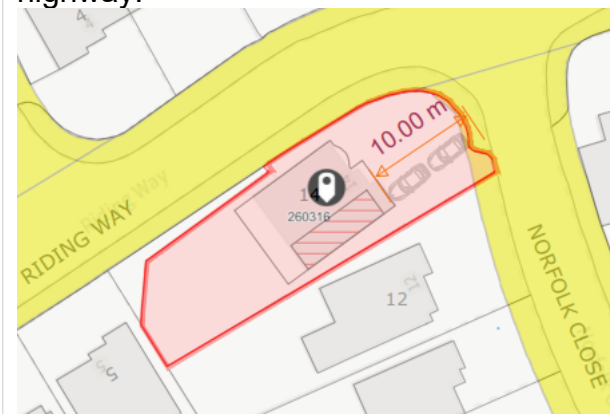
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant proposes to increase the numbers of habitable rooms from 5 to 6. The existing garage and driveway parking are retained. The existing garage does not fully meet the council's requirement for car parking, which does not count towards parking provision.

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.

While two driveway parking are sufficient to meet the required level of parking provision, it is relevant to note that the existing driveway cannot provide two driveway parking spaces of suitable dimensions without encroaching the public highway.



The applicant may wish to convert part of the existing front garden into hardstanding to provide two driveway parking spaces of suitable dimensions, and to utilise the existing dropped crossing. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

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

Conditions & Reasons (if required)			
Date:	16/2/2026	Signed:	JP