

Date: 11 September 2025
Application: 252105



**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: 252105

Applicant: Mr&Mrs Richards

Site Address: 205 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP

Parish: Woodley

Grid Reference: Easting - 476621, Northing - 172790

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single- storey, part two-storey side and rear extension, featuring aluminium bi-fold doors to the rear elevation and fenestration alterations throughout, including new obscure-glazed side-facing en-suite window at first floor level, alongside associated roof alterations and the demolition of the existing side/rear extension.

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 252105. 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 **2 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC Highways	App No:	252105
Address:	205 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Householder application for the proposed erection of a part single- storey, part two-storey side and rear extension, featuring aluminium bi-fold doors to the rear elevation and fenestration alterations throughout, including new obscure-glazed side-facing en-suite window at first floor level, alongside associated roof alterations and the demolition of the existing side/rear 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 total numbers of habitable rooms will remain unchanged and all existing parking spaces and double garage will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Despite it is expected that there will be no additional demand for car parking and no reduction in parking provisions, so that the additional parking space is not essential, one of the proposed parking spaces can unlikely be accessed by utilising the existing dropped crossing.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The applicant shall confirm if the new parking spaces will still be provided in this proposal or when discharging the condition.

Conditions & Reasons (if required)

If the new parking spaces will be provided:

1. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING
2. Informative I22 – ACCESS CONSTRUCTION

Date:	16/9/2025	Signed:	JP
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