

Date: 17 November 2025
Application: 252541



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252541

Applicant: Mr and Mrs Searle

Site Address: 126 and 128 Victoria Road, Wargrave, RG10 8AE

Parish: Wargrave

Grid Reference: Easting - 479402, Northing - 178798

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a part two storey part first floor rear extension and installation of external rendered insulation and changes to fenestration at nos. 126 and 128 Victoria Road.

Case Officer: Claire Moore

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 252541. 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 **8 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service	WBC Highways	App No:	252541
Address:	126 and 128 Victoria Road, Wargrave, RG10 8AE.		
Proposal:	Full application for the proposed erection of a part two storey part first floor rear extension and installation of external rendered insulation and changes to fenestration at nos. 126 and 128 Victoria Road.		
Type of Development:	Minor All other developments		
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

General

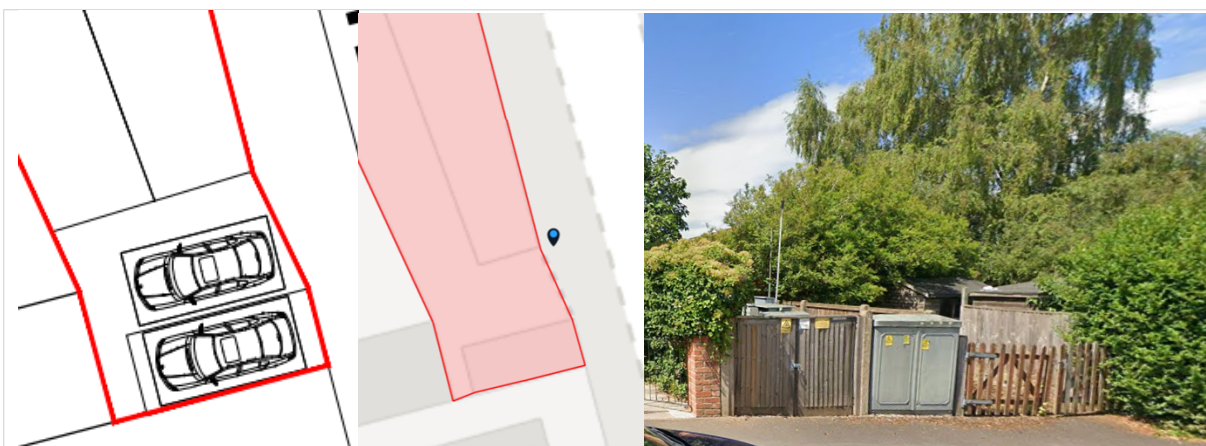
The proposed works consist of a rear extension for two dwellings located on Victoria Road (126 & 128 Victoria Road). Each dwelling consists of 7 habitable rooms respectively. There is no net change in the provision of habitable rooms for each dwelling.

Access

It is acknowledged that the existing access arrangements are to be retained.

Car Parking

It is indicated that the proposed works do not alter the existing parking conditions. However, the submitted plan does not accurately reflect existing conditions, as the indicated parking spaces are obstructed by an existing substation.



The site location plan shows two car parking spaces to the south of the dwellings. The existing driveway is separated by fence and the substation, which the available space likely to be insufficient to accommodate two vehicles.

The applicant shall provide plans that account for all existing structures adjacent to the site displaying the correct parking area for both dwellings and demonstrate on a plan (with dimensions) the vehicle movement for access and the parking spaces, in line with WBC parking standards. Each bay shall be 2.5m x 5.0m. The parking provisions are expected to utilise the existing dropped crossing.

It should be noted that any alterations to the fence line or drop kerb will result in changes to access arrangements. Therefore, whenever applicable, the applicant will be required to demonstrate appropriate visibility splays and pedestrian visibility. Separate consent will also be required from the TM team for the proposed width and location of a new dropped crossing.

East View Road is subject to a 30mph speed limit, which requires visibility splays of 2.4m x 43m to be provided from the access. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height. Pedestrian visibility splays of 2m x 2m shall be provided.

Cycle Parking

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

Conditions & Reasons (if required)

Date:	02.12.2025	Signed:	JP [SW]
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