

Date: 29 January 2026
Application: 253143



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 253143

Applicant: Mr & Mrs Cran

Site Address: 44 Sturges Road, Wokingham, Wokingham, RG40 2HE

Parish: Wokingham

Grid Reference: Easting - 481513, Northing - 168418

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single storey part two storey side and rear extensions, loft conversion to create habitable accommodation including rear facing dormer window, enclosing of existing porch structure plus 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 253143. 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 **18 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253143
Address:	44 Sturges Road, Wokingham, Wokingham, RG40 2HE.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey side and rear extensions, loft conversion to create habitable accommodation including rear facing dormer window, enclosing of existing porch structure plus 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

The applicant proposes to increase the numbers of habitable rooms from 8 to 9. Three driveway parking spaces are proposed.

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.

While the proposed parking dimensions are slightly shorter than 5m, the proposed driveway will have sufficient spaces to provide three driveway parking of suitable dimensions, which is acceptable.

The recommended maximum width by the Traffic Management team of a dropped kerb 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. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

A bike store is proposed and the direct access to rear garden is retained, which are suitable for cycle storage.

Conditions & Reasons (if required)			
1. CF4 – PARKING (AS APPROVED) 2. 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 3. CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS 4. Informative I22 – ACCESS CONSTRUCTION			
Date:	5/2/2026	Signed:	JP