

Date: 13 May 2025
Application: 250853



**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: 250853

Applicant: Mr Paul Schofield

Site Address: 29 The Square, Spencers Wood, Wokingham, RG7 1BS

Parish: Shinfield

Grid Reference: Easting - 471686, Northing - 166797

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part single part two storey side and rear extensions following demolition of existing single storey rear extension.

Case Officer: Rowan Reynolds

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 250853. 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:	AC		
Service	WBC Highways	App No:	250853
Address:	29 The Square, Spencers Wood, Wokingham, RG7 1BS.		
Proposal:	Householder application for the proposed erection of part single part two storey side and rear extensions following demolition of existing single storey 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 proposal will not have a significant impact in respect of the overall number of habitable rooms, and therefore the councils parking standards are unaffected. On that basis the existing level of parking is considered acceptable to serve the development.

A drawing indicating four parking spaces has been submitted with the application, however, this is not a Highways requirement. The parking layout would require an extended dropped crossing and the length of this would exceed WBC Traffic Management standards. Should the applicant wish to pursue a widened driveway, they are advised to liaise with Traffic Management team outside of the planning process. It should be noted that any planning permission **does not** authorise any works to the access.

Conditions & Reasons (if required)

1. I22 – ACCESS CONSTRUCTION

Date:	14/5/25	Signed:	AC
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