

Date: 29 April 2025
Application: 251006



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: 251006

Applicant: mr gareth rea

Site Address: 44 Marks Road, Wokingham, Wokingham, RG41 1NN

Parish: Wokingham Town

Grid Reference: Easting - 480187, Northing - 169679

Type of Development: Other Householder

Proposal: Householder application for proposed alterations to the rear to include the replacement of the existing flat roof extension with a pitched roof to create a single eaves height across the single-storey elements and a modest infill extension to connect these elements, in addition to alterations to the front to include a small porch extension.

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 251006. 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:	JP		
Service	WBC Highways	App No:	251006
Address:	44 Marks Road, Wokingham, Wokingham, RG41 1NN.		
Proposal:	Householder application for proposed alterations to the rear to include the replacement of the existing flat roof extension with a pitched roof to create a single eaves height across the single-storey elements and a modest infill extension to connect these elements, in addition to alterations to the front to include a small porch 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no net increase in the numbers of habitable rooms on ground floor. The existing garage will be retained, and the proposed driveway adjacent to the proposed kitchen will be shortened by 3m.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Whilst the total numbers of habitable rooms cannot be identified from the submission, the driveway will have ample spaces for more than three driveway parking by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	30/4/2025	Signed:	JP
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