

Date: 3 June 2025
Application: 251308



**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: 251308

Applicant: Mr Huzayfah Masud

Site Address: 46 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT

Parish: Woodley

Grid Reference: Easting - 476769, Northing - 172451

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension and a two-storey side extension, including new fenestration and the creation of a new widened dropped kerb.

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 251308. 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:	251308
Address:	46 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and a two-storey side extension, including new fenestration and the creation of a new widened dropped kerb.		
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 remain unchanged. The existing driveway will be retained, but the applicant proposes to provide additional hardstanding in the front frontage for parking. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

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, the proposed additional parking spaces unlikely can be accessed by utilising the existing dropped crossing.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m, and the proposed 5.4m wide dropped crossing would be excessive for two parking spaces. 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.

Meanwhile, an appropriate engineering solution may be required due to the different ground levels (including the highways verge circled in red) along the site frontage.



Therefore, the applicant will have to liaise with the council's Highway Agreements team, as a minor works agreement may be necessary. The council's Drainage officer will also need to be consulted so as to ensure any alterations to the existing drainage in this location are managed.

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

The proposed 900mm wide direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

If the applicant still wishes to provide the additional parking space:

1. CF3 - PARKING (TO BE APPROVED)
2. CG5 (AMENED: 9m) - SURFACING OF ACCESS
3. I22 - ACCESS CONSTRUCTION

Date:	5/6/2025	Signed:	JP
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