

Date: 15 October 2025
Application: 251096



**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: 251096

Applicant: A. Tong

Site Address: 58 Langborough Road, Wokingham, Wokingham, RG40 2BT

Parish: Invalid code

Grid Reference: Easting - 481309, Northing - 168250

Type of Development: Other Householder

Proposal: Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, and a carport with an electric vehicle charging point and gate; the replacement of existing fenestration with black frames, painting of the roof with charcoal, the addition of heat pump and solar panels, internal reconfiguration, removal of an existing tree and chimney and demolition of existing garage.

Case Officer: James Fuller

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 251096. 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 **5 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251096
Address:	58 Langborough Road, Wokingham, Wokingham, RG40 2BT.		
Proposal:	Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, and a carport with an electric vehicle charging point and gate; the replacement of existing fenestration with black frames, painting of the roof with charcoal, the addition of heat pump and solar panels, internal reconfiguration, removal of an existing tree and chimney and demolition of existing garage.		
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 involves extension and replacement of garage to a carport of dimensions 5m x 5m. There is no net increase in the total numbers of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

Despite the proposed carport is not essential for complying with the council's parking standards, the Highways welcome the provisions of additional parking spaces. The WBC minimum sizes of a single carport for parking are 6m x 3m.

The Highways assume the proposed carport are to be utilised for car parking. The proposed gates need to be set back by at least 5m from the edge of carriageway to ensure that vehicles do not obstruct the highway whilst waiting for gates to open.

The Highways also recommend increase the length of the carport to 6m, or a minimum dimension of 6mx 6m for double carport. Revision is required.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	16/10/2025	Signed:	JP
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