

Date: 9 April 2026
Application: 260849



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 260849

Applicant: Mr & Mrs Aaron & Emma Montgomerie

Site Address: 39 Larkwood Drive, Crowthorne, Wokingham, RG45 6RH

Parish: Wokingham Without

Grid Reference: Easting - 483933, Northing - 164401

Type of Development: Other Householder

Proposal: Householder application for proposed erection of part two storey side and rear extension, part single storey rear extension including demolition of existing garage.

Case Officer:

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 260849. 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 **7 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260849
Address:	39 Larkswood Drive, Crowthorne, Wokingham, RG45 6RH.		
Proposal:	Householder application for proposed erection of part two storey side and rear extension, part single storey rear extension including 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

General

The proposals are for the demolition of the existing garage and extensions to the existing dwelling.

The existing dwelling is comprised of five habitable rooms. The proposed dwelling is comprised of seven habitable rooms.

Car Parking

Parking is to be provided in line with WBC Parking Standards. WBC requires a dwelling of seven habitable rooms to accommodate a minimum of two car parking spaces in the red line boundary each with minimum dimensions of 2.5m x 5.0m.

The applicant has indicated three car parking spaces of suitable dimensions located perpendicular to the Larkswood Drive. This would require part of the existing driveway to be converted to hardstanding and part of the boundary treatment to be removed.

The proposed arrangement of the three parking spaces has been discussed further below in 'Access'.

Access

It is noted that the existing dropped kerb access is located to the north of the eastern edge of the site. It would be difficult to access each parking space as shown in the proposed arrangement given the location of the existing dropped kerb.

While there is ample space to accommodate three parked cars, the applicant may seek to reconfigure the parking arrangement to make use of the existing dropped kerb, or to reduce the number of parking to two spaces.

Alternatively, the applicant may wish to relocate and centralise the dropped kerb to better serve the proposed car parking arrangement. The applicant should obtain separate consent from WBC Traffic Management (TM) for this. TM are unlikely to accept a dropped kerb that exceeds 3.6m. This would constitute a change in access arrangements.

The applicant should therefore provide details of the proposed access, including pedestrian visibility splays of 2.0m x 2.0m and vehicular visibility splays of 2.4m x 43.0m (for 30mph speed limits) if this arrangement is proposed. Tangential visibility shall be accessed to the south of Larkwood Drive given its proximity to a bend.

Cycle Parking

WBC require three cycle parking spaces for a dwelling of the proposed scale. Garage suitable for cycle provision is removed from the plan. If side access to the rear garden is to be retained, it will be appropriate to accommodate cycle storage in the rear garden. The applicant should provide clarification of this.

If side access to the rear garden is not to be retained, it will be necessary to accommodate the cycle storage in the front of the house in a dedicated cycle store. Highways previously accepted a bike shed of 1450mm x 2050mm as suitable for accommodating three cycles.

Summary

WBC Highways have no objection to the proposals in principle subject to suitable parking arrangement by utilising the existing dropped kerb. If changes to the access are proposed, then the applicant is to provide the required information. Cycle storage is to be confirmed.

Conditions & Reasons (if required)

Date:	14.04.26	Signed:	JP [LS]
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