

**Date:** 23 June 2025  
**Application:** 251462



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 251462

**Applicant:** Mrs Ria Joyce

**Site Address:** 70 Reading Road, Wokingham, RG41 1EL

**Parish:** Arborfield and Newland

**Grid Reference:** Easting - 480283, Northing - 169157

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of front canopy roof, part single and part two storey rear and side extension, changes to fenestration, instalment of solar panels and erection of detached garage and access ramp.

**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 251462. 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

|                             |                                                                                                                                                                                                                                       |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                          | <b>App No:</b> | 251462 |
| <b>Address:</b>             | 70 Reading Road, Wokingham, RG41 1EL.                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of front canopy roof, part single and part two storey rear and side extension, changes to fenestration, instalment of solar panels and erection of detached garage and access ramp. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                     |                |        |
| <b>Site Visit Made:</b>     | 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 result in additional habitable rooms. A new driveway and garage is also proposed and this is considered acceptable in principle. The access is onto a private road and as such there is no separate approval necessary from the councils Traffic Management team and no impact on the public highway. The submitted drawing indicates a garage and parking for several vehicles and the level of parking is considered acceptable to serve the development. Turning area has been indicated and this is welcome.

## Conditions & Reasons (if required)

- CF6 – PARKING & TURNING

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 25/6/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|