

**Date:** 10 October 2025  
**Application:** 252388



**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:** 252388

**Applicant:** Mr and Mrs Southey

**Site Address:** 38 Mays Road, Wokingham, Wokingham, RG40 1RW

**Parish:** Wokingham Town

**Grid Reference:** Easting - 482264, Northing - 168778

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed side extension forming garage and entrance porch following demolition of existing single garage.

**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 252388. 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 **31 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                           |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                        |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                              | <b>App No:</b> | 252388 |
| <b>Address:</b>             | 38 Mays Road, Wokingham, Wokingham, RG40 1RW.                                                                                             |                |        |
| <b>Proposal:</b>            | Householder application for the proposed side extension forming garage and entrance porch following demolition of existing single garage. |                |        |
| <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

While the total numbers of habitable rooms cannot be identified from the plan, the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway parking.

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

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provision of a large garage of dimensions 8.8m x 3.2m, which count towards 0.5 space.

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

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 13/10/2025 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|