

Date: 14 May 2025
Application: 251115



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251115

Applicant: Mr C Holman

Site Address: 43 Rowan Drive, Woodley, Wokingham, RG5 4LN

Parish: Woodley

Grid Reference: Easting - 476519, Northing - 173774

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension.

Case Officer: Victoria Morgan

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 251115. 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:	251115
Address:	43 Rowan Drive, Woodley, Wokingham, RG5 4LN.		
Proposal:	Householder application for the proposed erection of a single storey front extension.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing 16.6m long driveway in front of the garage.

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

It is relevant to note that the applicant proposes to convert part of the existing front garden to hardstanding for an additional parking space. The proposed new space right in front of the extension is not essential to meet the council's parking requirement and unlikely can be provided by utilising the existing dropped crossing. The Highways recommend removing the new space proposed.

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

Conditions & Reasons (if required)

Date:	16/5/2025	Signed:	JP
--------------	-----------	----------------	----