

Date: 6 March 2026
Application: 260538



**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: 260538

Applicant: Mr Ewan Barbour

Site Address: 48 Franklin Drive, Wokingham, Wokingham, RG40 5SP

Parish: Wokingham

Grid Reference: Easting - 481430, Northing - 169782

Type of Development: Other Householder

Proposal: Retrospective application for the retention of a secure timber cycle shed.

Case Officer: Tariq Bailey-Biggs

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 260538. 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 **27 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260538
Address:	48 Franklin Drive, Wokingham, Wokingham, RG40 5SP.		
Proposal:	Retrospective application for the retention of a secure timber cycle shed.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

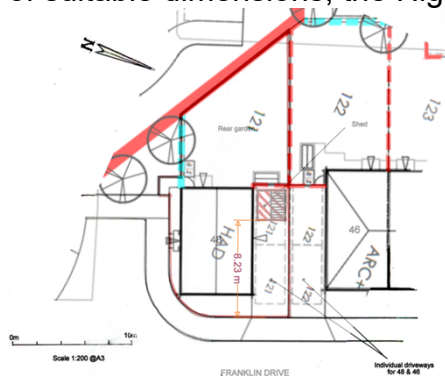
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is noted as Plot 121 in approved planning application 201515. The dwelling has five habitable rooms. The applicant proposes to retain an unpermitted cycle shed along the driveway.

According to the WBC Car Parking Standards, the development of such scale in Urban location requires two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

It is relevant to note that the cycle shed is located at the approved tandem parking space and has shortened the approved driveway to 8.2m, which is insufficient for parking two cars. Unless the cycle shed can be set back to retain two parking spaces of suitable dimensions, the Highways cannot support the proposal.



Conditions & Reasons (if required)

Date:	10/3/2026	Signed:	JP