

Date: 12 January 2026
Application: 252767



**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: 252767

Applicant: Mr Dino Constantinou

Site Address: 40 Paddock Heights, Twyford, Wokingham, RG10 0AR

Parish: Twyford

Grid Reference: Easting - 479277, Northing - 175625

Type of Development: Other Householder

Proposal: Householder Application for a single storey rear extension with internal alterations, and the widening of the existing vehicle crossover access.

Case Officer: Nikita George

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 252767. 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 **22 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	252767
Address:	40 Paddock Heights, Twyford, Wokingham, RG10 0AR.		
Proposal:	Householder Application for a single storey rear extension with internal alterations, and the widening of the existing vehicle crossover access.		
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 proposed works consists of a single storey rear extension and widening of the vehicle access. The proposed dwelling is to provide 5 habitable rooms, which is no net increase in numbers of habitable rooms.

Access

Changes to access require separate consent from WBC Traffic Management Team, regarding location and width of the proposed dropped kerbs. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m.

Subject to the proposed position of the access and dropped crossing, the visibility splays and pedestrian visibility may have to be reassessed.

Paddock Heights is an adopted highway subject to 30mph speed limit, which requires either the existing visibility splays to be retained, or visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

It shall be noted that the parking arrangements has been accessed by utilising the existing dropped crossing. The applicant shall reconsider the needs for the proposed the access arrangements and revise the plan if necessary.

Car Parking

The proposed parking arrangements facilitate 2 on-plot parking spaces. A dwelling of this scale and location require a minimum of 2 car parking spaces. Drawing 'Proposed G. F. Layout' shows 2 parking spaces measuring 5.0m x 2.5m. This is in line with the dimensions outlined in WBC Parking standards. Therefore, the proposed car parking arrangements are acceptable.

Cycle Parking

The dwelling of this scale and location require 2 cycle parking spaces. The existing garage is suitable for cycle storage therefore; the proposed cycle parking arrangements are considered acceptable.

Conditions & Reasons (if required)

Date:	20.01.2026	Signed:	JP [SW]
--------------	------------	----------------	---------