

Date: 17 March 2026
Application: 260633



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: 260633

Applicant: MR AND MRS LANE

Site Address: 18 Sundew Close, Wokingham, Wokingham, RG40 5YB

Parish: Wokingham

Grid Reference: Easting - 482251, Northing - 169507

Type of Development: Other Householder

Proposal: Householder application for the proposed single-storey rear extension and garage conversion forming habitable accommodation.

Case Officer: Kellen Hamilton

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 260633. 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 **9 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260633
Address:	18 Sundew Close, Wokingham, Wokingham, RG40 5YB.		
Proposal:	Householder application for the proposed single-storey rear extension and garage conversion forming habitable accommodation.		
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

There is no net increase in the total numbers of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

Two driveway parking of 2.5m x 5m are proposed. One of the spaces are provided by converting part of the existing front garden into hardstanding for an additional parking space.

The Highways assume there is no proposed change on the boundary treatment and both proposed parking spaces can be accessed by utilising the existing dropped crossing, which are acceptable. The Highways shall be reconsulted if there is proposed change on boundary treatment and/or dropped crossing.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

- CG5 (AMEND: circa 8.0m) - SURFACING OF ACCESS

Date:	26/3/2026	Signed:	JP
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