

Date: 13 November 2025
Application: 252733



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252733

Applicant: Mr & Mrs Hill

Site Address: White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY

Parish: Winnersh

Grid Reference: Easting - 477380, Northing - 170919

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (part-retrospective)

Case Officer: Marcus Watts

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 252733. 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 **4 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252733
Address:	White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY.		
Proposal:	Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (part-retrospective)		
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 site is in relation to a pre-application consultation 251657 and a previous approval 232215 for an outbuilding to create an ancillary garage/gym.

The Highways have provided recommendations based on the submitted scheme to replace the approved outbuilding to an annex with three habitable rooms. The proposal in this application has revised to replace the existing garage and carport with two habitable rooms and is confirmed to be ancillary to the main dwelling.

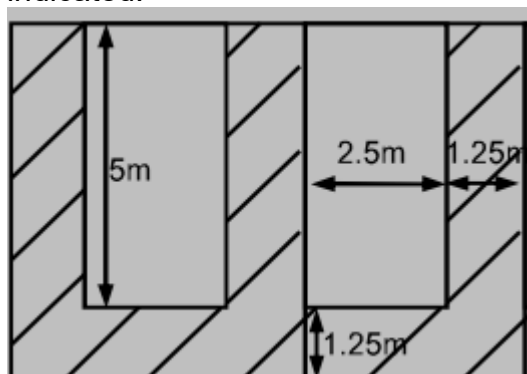
The existing access and driveway are to be retained, which is acceptable.

Parking

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms, which generally requires two to three parking spaces. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the total numbers of habitable rooms (including the main dwelling) cannot be identified from the plan and the proposed dimensions of all spaces are 4.8m x 2.4m, the proposed driveway has ample spaces for more than three parking provisions of suitable dimensions, which is acceptable.

However, the applicant is advised to reposition the ramp southward to provide 1.25m wide buffer space (one side adjacent to the proposed ramp as an absolute minimum) for the disabled parking. The recommended dimensions for disabled bay are as indicated:



Cycle Provisions

As the garage has been removed from the proposal, alternative cycle storage provision (direct access to the rear garden or cycle store of suitable sizes) shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)

Subject to the ramp of the annex to be repositioned, the Highways will have to objection to the proposal subject to the following conditions:

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: ANNEXE) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

2. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	17/11/2025	Signed:	JP
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