

Date: 1 August 2025
Application: 251847



**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: 251847

Applicant: Ms Laura Green

Site Address: 25 Kestrel Way, Wokingham, RG41 3HA

Parish: Wokingham Town

Grid Reference: Easting - 479602, Northing - 168403

Type of Development: Other Householder

Proposal: Householder application for proposed first floor side extension.

Case Officer: Cameron Young

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 251847. 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:	251847
Address:	25 Kestrel Way, Wokingham, RG41 3HA.		
Proposal:	Householder application for proposed first floor side 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 applicant proposes to increase the numbers of habitable rooms from 6 to 7, seven habitable rooms has been approved under planning applicant 072537. The existing driveway and garage are retained.

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

However, it is relevant to note that the recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

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

Conditions & Reasons (if required)

1. I22 - ACCESS CONSTRUCTION

Date:	4/8/2025	Signed:	JP
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