

Date: 26 June 2025
Application: 251513



**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: 251513

Applicant: Ms and Mr Cristina and Juan Barrionuevo and Dominguez

Site Address: 341 Hyde End Road, Spencers Wood, Wokingham, RG7 1DD

Parish: Shinfield

Grid Reference: Easting - 471590, Northing - 166635

Type of Development: Other Householder

Proposal: Householder application for proposed removal of a single garage block and replacement with a single storey side and rear extension. Including the relocation of the front door.

Case Officer: Rowan Reynolds

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 251513. 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:	AC		
Service	WBC Highways	App No:	251513
Address:	341 Hyde End Road, Spencers Wood, Wokingham, RG7 1DD.		
Proposal:	Householder application for proposed removal of a single garage block and replacement with a single storey side and rear extension. Including the relocation of the front door.		
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 proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the council's parking standards. Highways recommend that a minimum of two parking spaces are to be available.

The existing garage is to be removed, however, this does not meet the councils current standards for parking a car and will not result in a significant loss of parking.

The side extension will reduce the length of driveway parking. Although the submitted drawing indicates retention of two parking spaces, the parking spaces do not meet dimensions of 5.0m x 2.5m and the rear space blocks access to the front door. Highways request a revised plan to resolve this (increase length of parking spaces and provide 1.0m clearance between rear parking space and front door).

Date:	1/7//25	Signed:	AC
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