

Date: 30 June 2026
Application: 261528



**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: 261528

Applicant: Mr & Mr Depsie & Sore

Site Address: 8 Clifton Road, Wokingham, RG41 1NB

Parish: Wokingham

Grid Reference: Easting - 480325, Northing - 169426

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of front carport extension with part-pitched roof, rear single-storey extension and garage conversion.

Case Officer: Jessie Arrow-Smith

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 261528. 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 **21 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261528
Address:	8 Clifton Road, Wokingham, RG41 1NB.		
Proposal:	Householder application for the proposed erection of front carport extension with part-pitched roof, rear single-storey extension and garage conversion.		
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. The existing dwelling has two driveway parking.

The minimum requirements for driveway parking spaces are 5m x 2.5m, and the minimum sizes of a single carport for parking are 6m x 3m.

Despite a car cannot be fully accommodated within the proposed carport of circa 3.9m wide x 4.3m long, the Highways Authority considers the spaces underneath the roof of the carport remain suitable for driveway parking.

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

The retained direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	7/7/2026	Signed:	JP
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