

Date: 23 March 2026
Application: 260484



**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: 260484

Applicant: Mr ROBIN BAINBRIDGE

Site Address: 115 Western Avenue, Woodley, Wokingham, RG5 3BL

Parish: Woodley

Grid Reference: Easting - 476157, Northing - 174295

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey side to rear wraparound extension, two-storey front extension forming additional porch space, demolition of conservatory and chimney and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 260484. 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 **15 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260484
Address:	115 Western Avenue, Woodley, Wokingham, RG5 3BL.		
Proposal:	Householder application for the proposed erection of single storey side to rear wraparound extension, two-storey front extension forming additional porch space, demolition of conservatory and chimney and changes to fenestration.		
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

A Pre-application (Reference 252436) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the submitted plans without clear labels, which has been updated in this proposal.

The total numbers of habitable rooms remain unchanged as 6. The proposed extension will occupy part of the existing driveway, but the existing garage has been enlarged and remain suitable for parking.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Two driveway parking are proposed by utilising the existing dropped crossing, which can meet the council's parking requirement.

The proposed garage will be enlarged to 7m x 3m, which is suitable for both parking and cycle storage.

Conditions & Reasons (if required)

Date:	27/3/2026	Signed:	JP
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