

Date: 29 July 2025
Application: 251720



**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: 251720

Applicant: Randeep Sangha

Site Address: 28 Caldbeck Drive, Woodley, Wokingham, RG5 4LA

Parish: Woodley

Grid Reference: Easting - 476557, Northing - 173292

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front porch, single-storey front extension and roof modifications.

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 251720. 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:	251720
Address:	28 Caldbeck Drive, Woodley, Wokingham, RG5 4LA.		
Proposal:	Householder application for the proposed erection of a front porch, single-storey front extension and roof modifications.		
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 total numbers of habitable rooms will remain unchanged, the extension will shorten the length of the existing driveway to circa 3.3m.

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

The applicant is required to justify that the proposed extension will not have negative impacts on the parking provisions.

Conditions & Reasons (if required)

Date:	30/7/2025	Signed:	JP
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