

Date: 16 March 2026
Application: 260533



**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: 260533

Applicant: Mr Jouhal

Site Address: Roslaye Cottage, Goring Lane, Grazeley, Wokingham, RG7 1LP

Parish: Shinfield

Grid Reference: Easting - 469169, Northing - 167224

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension.

Case Officer: Julia Gibowicz

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 260533. 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 **8 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TH		
Service	WBC Highways	App No:	260533
Address:	Roslaye Cottage, Goring Lane, Grazeley, Wokingham, RG7 1LP.		
Proposal:	Householder application for the proposed erection of a single storey rear 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

The proposals are for the construction of a single storey extension at the rear of the dwelling which would result in a minor increase in habitable space.

Car parking is to be provided in line with WBC Parking Standards. The applicant has not provided a floorplan of the first floor meaning the required level of parking cannot be determined. However, given the increase in one habitable room, and the driveway having ample space to accommodate three car parking spaces, this is not considered to be a concern.

The proposals do not include any changes to the existing side gate providing access to the rear garden; therefore, this remains adequate for cycle storage.

Conditions & Reasons (if required)

Date:	23.03.2026	Signed:	TH
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