

Date: 21 May 2025
Application: 251034



**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: 251034

Applicant: mr SEAN GAVAGAN

Site Address: 5 Wildcroft Drive, Wokingham, RG40 3HY

Parish: Wokingham Town

Grid Reference: Easting - 480159, Northing - 166320

Type of Development: Other Householder

Proposal: Householder application for the erection of a part two-storey, part single-storey front and side extension, alongside a single storey rear extension and a new roof to facilitate a loft conversion with fenestration.

Case Officer: Claire Moore

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 251034. 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:	251034
Address:	5 Wildcroft Drive, Wokingham, RG40 3HY.		
Proposal:	Householder application for the erection of a part two-storey, part single-storey front and side extension, alongside a single storey rear extension and a new roof to facilitate a loft conversion with 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

The numbers of habitable rooms will remain unchanged as eight. The existing garage and driveway will be retained, but the carport has been converted for part of the extension. As the existing garage of 2.7m wide does not fully meet the council's requirement for car parking, it is not counted towards parking provision.

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 retainment of existing driveway will provide only two parking spaces of suitable dimensions, which is insufficient. The applicant is required to clarify how the third parking provision will be provided without encroaching the public highways.

If the third parking will be achieved by partly converting the existing front garden into hardstanding, it is expected that all spaces can utilise the existing dropped crossing.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	21/5/2025	Signed:	JP
--------------	-----------	----------------	----

