

Date: 29 August 2025
Application: 252013



**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: 252013

Applicant: Mr John Sharp

Site Address: Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA

Parish: Winnersh

Grid Reference: Easting - 479478, Northing - 170222

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping.(Retrospective)

Case Officer: James Fuller

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 252013. 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 **19 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252013
Address:	Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA.		
Proposal:	Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping.(Retrospective)		
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 applicant proposes to erect a garden shed outbuilding at the rear and to form additional hardstanding area of dimensions 10m x 5.2m for five parking spaces to be accessed via the private track. As no additional demand for car parking and no reduction in parking provisions are expected, the Highways have no objection to the proposal.

It is relevant note that each parking space shall have minimum dimensions of 5.0m x 2.5m, so that the proposed additional hardstanding can at most be suitable for four parking provisions.

While the proposed parking spaces are not essential for complying with the council's parking standards, as the new parking spaces will be accessed via the private track, which is not part of the highways, the applicant is advised to extend the application red line to include all required land for the right of access to the site that is not part of public highways in the red line.

Conditions & Reasons (if required)

Date:	1/9/2025	Signed:	JP
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