

Date: 16 October 2025
Application: 251962



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: 251962

Applicant: Mr & Mrs K & S Pauling

Site Address: 52 Poundfield Way, Twyford, Wokingham, RG10 0XR

Parish: Twyford

Grid Reference: Easting - 479706, Northing - 175034

Type of Development: Other Householder

Proposal: Householder application for part two storey, part single storey side and rear extension.

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 251962. 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 **6 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec (TH)		
Service	WBC Highways	App No:	251962
Address:	52 Poundfield Way, Twyford, Wokingham, RG10 0XR.		
Proposal:	Householder application for part two storey, part single storey side and 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

General

The site is in relation to a planning approval 180943 for six habitable rooms. The total numbers of habitable rooms will remain unchanged from the approved scheme. One car parking space is currently provided in the driveway and a garage is present, which the existing garage does not fully meet the council's requirement for car parking.

The proposals will remove the existing garage and replace the driveway parking space with a newly constructed garage. This results in a net change reduction of 0.5 parking spaces.

Parking

The garage is proposed to be 3.0m x 6.0m in line with WBC Car Parking Standards. Each single garage bay of suitable dimensions counts towards 0.5 parking space.

According to the WBC Car Parking Standards, the development of such scale in a 'Town and Fringe' location will require 2 parking spaces within the red line. Therefore, the proposed level of parking does not meet the councils parking requirements.

However, given there is no additional habitable room being proposed compared to 180943, the Highways can accept the proposal for this instance if the existing level of parking can be retained.

The applicant is advised to convert the proposed garage into carport of the same dimensions for the retainment of one parking space.

Cycle Provision

Cycle parking is provided in the shed in the rear garden though the proposals are removing the through route to the garden. The direct access to the rear garden adjacent to the living room remain suitable for cycle storage.

Conditions & Reasons (if required)

Date:	29.10.2025	Signed:	Stantec (TH)
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