

Date: 29 January 2026
Application: 252996



**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: 252996

Applicant: Mr Alex Basmis

Site Address: 1 Aldworth Gardens, Crowthorne, Wokingham, RG45 6PQ

Parish: Wokingham Without

Grid Reference: Easting - 483486, Northing - 164351

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.

Case Officer: Annabelle Jones

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 252996. 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 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252996
Address:	1 Aldworth Gardens, Crowthorne, Wokingham, RG45 6PQ.		
Proposal:	Householder application for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.		
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 proposed development comprises an extension to the existing dwelling, the numbers of habitable rooms remain unchanged as eight.

Three car parking spaces shown, with two in the driveway and one in the garage of dimensions 6m x 4.5m.

In accordance with WBC Parking Standards, each driveway parking space is required to have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6.0m x 3.0m. A garage intended to accommodate both a car and cycles shall have minimum internal dimensions of 7.0m x 3.0m / 6.0m x 4.0m.

The proposed parking arrangement is acceptable, given the proposed garage will be utilised for parking.

The proposed garage is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

- CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	09.02.26	Signed:	JP [LS]
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