

Date: 19 August 2026
Application: 261718



**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: 261718

Applicant: Mr Jonathan Leese

Site Address: Fade To Grey, Redlake Lane, Wokingham, Wokingham, RG40 3BF

Parish: Wokingham Without

Grid Reference: Easting - 482786, Northing - 166902

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey habitable outbuilding to the side of the main dwelling.

Case Officer: Cameron Young

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 261718. 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 **10 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [JD]		
Service	WBC Highways	App No:	261718
Address:	Fade To Grey, Redlake Lane, Wokingham, Wokingham, RG40 3BF.		
Proposal:	Householder application for the proposed erection of single storey habitable outbuilding to the side of the main dwelling.		
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 application is for the erection of single storey habitable outbuilding to the side of the main dwelling.

The building will consist of one to two habitable rooms. These uses are confirmed to be incidental to the existing main dwellinghouse in the planning statement.

Parking

The proposed development is ancillary to the existing residential use and the existing parking provisions of five driveway parking spaces remain suitable for the proposed outbuilding.

Cycle Parking

The existing cycle parking provision is adequate and to be retained.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	11/09/2026	Signed:	JP [JD]
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