

Date: 6 October 2025
Application: 252308



**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: 252308

Applicant: Mr and Mrs Roger and Shauna Fosker

Site Address: 5 The Copse, Wargrave, Wokingham, RG10 8AU

Parish: Wargrave

Grid Reference: Easting - 479102, Northing - 179042

Type of Development: Other Householder

Proposal: A House holder application for the proposed, garage conversion, two single storey front extensions, and changes to fenestration including installation of 4 roof lights.

Case Officer: Jessie Arrow-Smith

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 252308. 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 **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252308
Address:	5 The Copse, Wargrave, Wokingham, RG10 8AU.		
Proposal:	A House holder application for the proposed, garage conversion, two single storey front extensions, and changes to fenestration including installation of 4 roof lights.		
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 proposal will increase the number of habitable rooms from 8 to 9. Two driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Village location will require 3 parking space. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The site frontage will have sufficient space to provide 3 parking by converting part of the front garden to hardstanding and relocating the existing dropped crossing. Separate consent is required from Traffic Management for the dropped crossing.

While the garage is removed, the proposed direct access to the rear garden remains suitable for cycle storage.

Conditions & Reasons (if required)

CF3 Parking (to be approved)
Dropped Crossing
CG25 Surfacing of Access
122 Access Construction

Date:	13.10.25	Signed:	Stantec LS
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