

Date: 20 January 2026
Application: 260082



**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: 260082

Applicant: Mr and Mrs Amara

Site Address: 18 Primrose Lane, Winnersh, Wokingham, RG41 5UR

Parish: Winnersh

Grid Reference: Easting - 478370, Northing - 171457

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey side extensions and a part single part two storey rear extension.

Case Officer: Marcus Watts

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 260082. 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 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service	WBC Highways	App No:	260082
Address:	18 Primrose Lane, Winnersh, Wokingham, RG41 5UR.		
Proposal:	Householder application for the proposed erection of single storey side extensions and a part single part two storey 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 proposed works consist of a single storey front extension and part single/two-storey rear extension, with the addition of a single garage. The proposals would result in an increase from 7 to 11 habitable rooms.

Access

This existing access is to be retained, which is acceptable.

Car Parking

The dwelling of this scale located in an 'urban' area requires a total of 3 parking spaces to be provided within the red line.

The submitted parking plan (Ref: 1060-27) shows three parking spaces in tandem on the driveway. The minimum dimensions of parking spaces are 2.5 x 5.0m to be in line with WBC parking standards. There is sufficient space to provide the required parking, and therefore this is considered acceptable.

Despite garage parking is not essential for meeting the parking requirements, the proposed garage dimensions are 6.5m x 3.6m. This is compliant with WBC Parking

standards; therefore, the garage provision is counted towards an additional 0.5 parking provision.

Cycle Parking

There is direct access provided to the rear garden therefore, the proposed cycle parking arrangements are considered acceptable. It should be noted that the proposed garage is not sufficient to be used for both vehicle and cycle storage, according to WBC parking standards.

Conditions & Reasons (if required)

Date:	30.01.2026	Signed:	JP [SW]
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