

Date: 20 January 2026
Application: 253096



**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,

Full Planning Approval Consultation

Application Number: 253096

Applicant: Ms Sue Bowler

Site Address: 62 Reading Road, Woodley, Wokingham, RG5 3DB

Parish: Woodley

Grid Reference: Easting - 475949, Northing - 173587

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a detached dwelling following demolition of existing dwelling and 2no. outbuildings.

Case Officer: Claire Moore

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 253096. 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:	253096
Address:	62 Reading Road, Woodley, Wokingham, RG5 3DB.		
Proposal:	Full application for the proposed erection of a detached dwelling following demolition of existing dwelling and 2no. outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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 the demolition of the existing dwelling, garage and outbuilding and the erection of a new dwelling. The proposed dwelling is purpose-designed to accommodate the long-term functional and care needs of a disabled child. The proposals would result in a net increase of habitable rooms from 9 to 12.

The proposed dwelling is located in the amenity area of an existing dwelling; in turn WBC Highways have no objection to the sustainability of the proposals.

The increase in habitable of accommodation is unlikely result in a local traffic impact, and the existing access is to be retained, which is acceptable.

Car Parking

A dwelling of this scale in this location requires the provision of 3 car parking spaces in line with WBC Parking Standards. Drawing 'D&PM 4064 / 17' identifies 2 on-plot parking spaces, each measuring 5.0m x 3.0m. The driveway, however, has sufficient space to accommodate at least three vehicles.

The proposals also include the net loss of a garage, however given the space within the driveway this is not considered an issue. Overall highways consider the proposals acceptable.

Cycle Parking

Direct access to the rear garden is shown in drawing 'D&PM 4064 / 03 (Rev. A)'. This is considered acceptable in terms of cycle parking.

Waste Management

A bin location is shown in drawing 'D&PM 4064 / 03 (Rev. A)'. The location of the waste bins is considered acceptable. It is assumed that the proposed dwelling is to follow existing waste management procedures, which is considered acceptable.

Conditions & Reasons (if required)

Date:	30.01.2026	Signed:	JP [SW]
--------------	------------	----------------	---------