

Date: 3 July 2025
Application: 251539



**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: 251539

Applicant: Mr Sam Claughton

Site Address: 354 Barkham Road, Barkham, Wokingham, RG41 4DE

Parish: Barkham

Grid Reference: Easting - 478829, Northing - 167339

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor upwards extension with new pitched roof and front facing gable, alongside a two storey rear extension with roof lights and associated alterations to front, side and rear fenestration, following removal of existing roof structure.

Case Officer: Tariq Bailey-Biggs

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 251539. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251539
Address:	354 Barkham Road, Barkham, Wokingham, RG41 4DE.		
Proposal:	Householder application for the proposed erection of a first floor upwards extension with new pitched roof and front facing gable, alongside a two storey rear extension with roof lights and associated alterations to front, side and rear fenestration, following removal of existing roof structure.		
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 applicant proposes to increase the numbers of habitable rooms from 4 to 7. The two existing driveway parking and the existing garage will be retained. As the existing garage does not fully meet the council's requirement for car parking, it does not count towards parking provision.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have sufficient spaces to accommodate more than three driveway parking, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	4/7/2025	Signed:	JP
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