

Date: 8 October 2025
Application: 251456



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: 251456

Applicant: Mr and Mrs R Spendley

Site Address: 81 Woodward Close, Winnersh, Wokingham, RG41 5UU

Parish: Winnersh

Grid Reference: Easting - 478651, Northing - 170592

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first-floor extension over the existing garage with a pitched roof to match the main dwelling, including associated alterations to fenestration.

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 251456. 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 **29 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251456
Address:	81 Woodward Close, Winnersh, Wokingham, RG41 5UU.		
Proposal:	Householder application for the proposed erection of a first-floor extension over the existing garage with a pitched roof to match the main dwelling, including associated alterations to fenestration.		
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 7 to 8. As both the existing and proposed garages count provide a single bay garage parking, there will be no gain or loss of garage parking space.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6m x 3m.

While it is not clearly indicated, the existing driveway width is comparable to the garage width. The retainment of existing driveway, therefore, can accommodate two parking spaces. The applicant is expected to utilise the proposed garage for parking.

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

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	9/10/2025	Signed:	JP
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