

Date: 2 April 2025
Application: 250778



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,

Householder Consultation

Application Number: 250778

Applicant: Mr C Sherman

Site Address: 59 Evendons Lane, Wokingham, RG41 4AD

Parish: Wokingham Town

Grid Reference: Easting - 480285, Northing - 167057

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey rear extension following the demolition of the existing sunroom, loft conversion with new roof and 2 front dormer windows. Along with a front porch, new boundary gates, changes to fenestration and detached garage/ outbuilding.

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 250778. 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:	250778
Address:	59 Evendons Lane, Wokingham, RG41 4AD.		
Proposal:	Householder application for the proposed two storey rear extension following the demolition of the existing sunroom, loft conversion with new roof and 2 front dormer windows. Along with a front porch, new boundary gates, changes to fenestration and detached garage/ outbuilding.		
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

This proposal involves extension of main dwelling, erection of garage and new boundary treatment.

The proposal increases the numbers of habitable rooms from 6 to 7. A garage of dimensions 7.3m x 4.6m is proposed, resulting in an additional 0.5 parking space. Four driveway parking spaces are proposed within the red line.

Parking

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 has ample spaces for parking with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

Cycle Provisions

The proposed garage is suitable for cycle storage, which is acceptable.

Boundary Treatment

New boundary gates and fence are proposed. As the proposed boundary treatment will be set back from the public highway and automatic sliding gates will be used, no impacts on the public highways and the visibility splays are expected.

Conditions & Reasons (if required)

Date:	4/4/2025	Signed:	JP
--------------	----------	----------------	----