

Date: 1 September 2025
Application: 252058



**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: 252058

Applicant: MR AND MRS JO WEARING

Site Address: 41 Charwood Road, Wokingham, Wokingham, RG40 1RY

Parish: Wokingham Town

Grid Reference: Easting - 482448, Northing - 169019

Type of Development: Other Householder

Proposal: Householder application for the proposed dormer to the front with new roof over the front with new porch entrance and internal alterations.

Case Officer: Nikita George

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 252058. 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 **22 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252058
Address:	41 Charwood Road, Wokingham, Wokingham, RG40 1RY.		
Proposal:	Householder application for the proposed dormer to the front with new roof over the front with new porch entrance and internal alterations.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

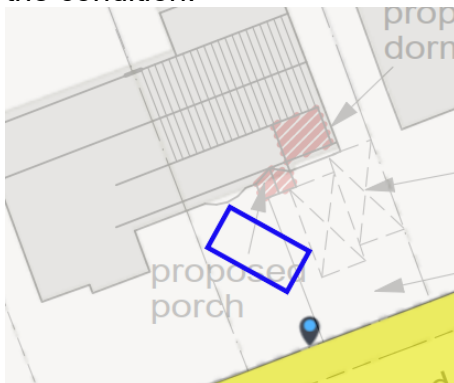
- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The applicant proposes to increase the numbers of habitable rooms from 7 to 8. The existing driveway parking are retained.

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.

It is note that street lighting column is presence along the site frontage, which limited the potential to relocate the dropped crossing to the centralised position. The Highways therefore recommend the applicant to convert part of the existing front garden into hardstanding for an additional parking space by utilising the existing dropped crossing, as indicated below, in this proposal or when discharging the condition:



The direct access to the rear garden remains suitable for cycle storage, which is

acceptable.

Conditions & Reasons (if required)

If additional parking is not being proposed in this proposal:

1. CF3 - PARKING (TO BE APPROVED)

Date:	2/9/2025	Signed:	JP
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