

Date: 8 August 2025
Application: 251408



**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: 251408

Applicant: Mr M Scott

Site Address: 1 Montrose Villas, Hinton Road, Reading, Berkshire, RG10 0BU

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479976.8, Northing - 174009.4

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey extension with roof lantern and the demolition of both existing garage and single storey rear.

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 251408. 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:	251408
Address:	1 Montrose Villas, Hinton Road, Reading, Berkshire, RG10 0BU.		
Proposal:	Householder application for the proposed erection of single storey extension with roof lantern and the demolition of both existing garage and single storey rear.		
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 Highways have referred to the latest approved floor plan in Planning Application Reference 150114 for full existing floor plan details, the total numbers of habitable rooms will remain unchanged. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are retained within the red line.

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

The retainment of existing parking provision is acceptable.

The proposed 1m wide direct access to the rear is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	12/8/2025	Signed:	JP
--------------	-----------	----------------	----