

Date: 4 March 2026
Application: 260537



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: 260537

Applicant: Mr B Tyler

Site Address: 115 Headley Road, Woodley, Wokingham, RG5 4JD

Parish: Woodley

Grid Reference: Easting - 476525, Northing - 173414

Type of Development: Other Householder

Proposal: Householder application for the proposed raising of the roof to create habitable accommodation to include 1no. Juliet balcony insertion, 2no. Dormers and roof lights. Single storey front extension to form porch, single storey rear extension following demolition of existing conservatory, part single storey side extension and changes to fenestration.

Case Officer: Marcus Hillman

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 260537. 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 **25 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260537
Address:	115 Headley Road, Woodley, Wokingham, RG5 4JD.		
Proposal:	Householder application for the proposed raising of the roof to create habitable accommodation to include 1no. Juliet balcony insertion, 2no. Dormers and roof lights. Single storey front extension to form porch, single storey rear extension following demolition of existing conservatory, part single storey side extension and changes 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 5 to 6 and to erect a garage of dimensions 3m x 5.3m. As the proposed garage does not fully meet the council's requirement for car parking, it is not counted towards parking provisions. Three driveway parking are proposed within the red line.

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

Three proposed parking can be provided by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	6/3/2026	Signed:	JP
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