

Date: 26 June 2025
Application: 251501



**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: 251501

Applicant: Mr Santosh Barot

Site Address: 30 Reading Road, Woodley, Wokingham, RG5 3DB

Parish: Woodley

Grid Reference: Easting - 476042, Northing - 173442

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of first floor side extension, garage conversion and changes to fenestrations.

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 251501. 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:	251501
Address:	30 Reading Road, Woodley, Wokingham, RG5 3DB.		
Proposal:	Householder application for the proposed erection of first floor side extension, garage conversion and changes to fenestrations.		
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 proposal involves increasing the numbers of habitable rooms from 6 to 7 and demolishing the existing garage. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three existing driveway parking spaces will be retained.

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 retainment of three driveway parking meets the parking requirements.

The site has no direct access to the rear garage and the garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	27/6/2025	Signed:	JP
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