

Date: 30 September 2025
Application: 252252



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252252

Applicant: Mr Zubair Hussain

Site Address: L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY

Parish: Shinfield

Grid Reference: Easting - 472845, Northing - 168279

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single- storey rear kitchen/service extension.

Case Officer: Marcus Watts

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 252252. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252252
Address:	L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY.		
Proposal:	Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single- storey rear kitchen/service extension.		
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

A Pre-application (Reference 250331) has been submitted prior to the formal planning application.

The proposal involves replacement of extension in the main house, extensions in the annex, erection of an ancillary new outbuilding and replacement of outbuilding for storage. The proposed main house, annex and outbuilding with garage will have 12, 5 and 1 habitable rooms, respectively.

As conditioned in planning application 232856, 233180 and 233190, the existing annexe shall remain ancillary to the main dwellinghouse only. The Highways have provided the comments based on this assumption. The applicant is required to reconfirm if the proposed annexe will remain ancillary to the main house.

Parking and Cycling Provision

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. The WBC minimum sizes of a single garage for parking are 6m x 3m.

The proposed driveway has ample spaces for three car parking spaces with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provisions of a garage of dimensions 8m x 9.6m. The proposed garage is suitable spaces for parking three cars by relocating the garage door to the edge with 9.6m long, which then count towards 1.5 parking spaces. If the applicant intends to provide a garage for four parking spaces, the applicant may wish to revise the garage dimensions to a minimum of 12mx 6m internally.

The proposed 6.7m x 2.3m outbuilding is suitable for storing three bikes, which is acceptable.

Conditions & Reasons (if required)			
Date:	3/10/2025	Signed:	JP