

Date: 2 October 2025
Application: 251027



**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: 251027

Applicant: Mr Ruben Parsons

Site Address: The Pheasantries, Church Lane, Arborfield, Wokingham, RG2 9JA

Parish: Invalid code

Grid Reference: Easting - 475959, Northing - 167727

Type of Development: Other Householder

Proposal: 'Householder application for the proposed erection of three single- storey rear extensions with a pitched roof and two flat roofs incorporating two rooflights, alongside the installation of full- height glazed doors to the rear elevations of the new extensions.

Case Officer: James Fuller

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 251027. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251027
Address:	The Pheasantries, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	'Householder application for the proposed erection of three single- storey rear extensions with a pitched roof and two flat roofs incorporating two rooflights, alongside the installation of full- height glazed doors to the rear elevations of the new extensions.		
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 9 to 10. The existing driveway and parking provisions are retained.

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

The existing driveway will have ample spaces for three driveway parking within the red line by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	3/10/2025	Signed:	JP
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