

Date: 17 December 2025
Application: 253068



**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: 253068

Applicant: MR AND MRS MICHAEL AND CARALINE PICKETT

Site Address: 121 Fairwater Drive, Woodley, Wokingham, RG5 3JQ

Parish: Woodley

Grid Reference: Easting - 475502, Northing - 172575

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension to include 1no. roof lantern and single storey rear extension.

Case Officer: Kellen Hamilton

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 253068. 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 **10 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253068
Address:	121 Fairwater Drive, Woodley, Wokingham, RG5 3JQ.		
Proposal:	Householder application for the proposed single storey front extension to include 1no. roof lantern and single storey rear 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. It is relevant to note that the existing parking provision(s) are to be accessed via Fairwater Drive. The extension will not affect the existing rear access, driveway and garage.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	6/1/2026	Signed:	JP
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