

Date: 2 July 2025
Application: 251553



**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: 251553

Applicant: Mr A MULLAR

Site Address: 7 Surrey Cottages, Forest Road, Binfield, Wokingham, RG40 5SD

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482860, Northing - 170964

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension.

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 251553. 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:	251553
Address:	7 Surrey Cottages, Forest Road, Binfield, Wokingham, RG40 5SD.		
Proposal:	Householder application for the proposed single storey front extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

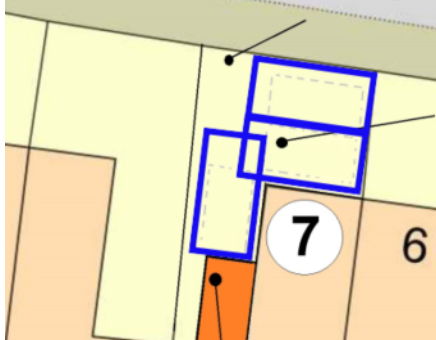
- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

With reference to the latest approved floor plan under planning application 151581, the existing dwelling has four habitable rooms. The proposed plan indicates no change in the numbers of habitable rooms on ground floor. Three driveway parking spaces of dimensions 3.4m x 2m or 4m x 2m are indicated on the block plan.

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

The proposed driveway will not have sufficient spaces to accommodate three parking of suitable dimensions. However, as only two parking spaces are required, the proposed driveway is acceptable.



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

Conditions & Reasons (if required)			
Date:	3/7/2025	Signed:	JP