

Date: 9 June 2025
Application: 251339



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251339

Applicant: Mrs Sue Joshi

Site Address: 14 Nightingale Road, Woodley, Wokingham, RG5 3LS

Parish: Invalid code

Grid Reference: Easting - 476198, Northing - 172586

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side/rear extension, partial garage conversion and changes to fenestration.

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 251339. 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	App No:	251339
Address:	14 Nightingale Road, Woodley, Wokingham, RG5 3LS.	
Proposal:	Householder application for the proposed two storey side/rear extension, partial garage conversion and changes to fenestration.	
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

A Pre-application (Reference 242164) has been submitted prior to the formal planning application. The proposals will increase the numbers of habitable rooms from 5 to 7. The dimensions of the garage will be reduced from 6.1m x 4.1m to 4.2m x 2.3m, resulting in a loss of 0.5 parking space.

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

While the applicant indicates that two driveway parking spaces will be retained as existing, the existing site access is positioned in front of the garage, and the dropped crossing is approximately the same width of the garage door, which is circa 2.4m from the site boundary.



The proposed dropped kerb has likely been repositioned and widened to 5m, and cannot be achieved without encroaching the highway verge.



The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The applicant shall confirm the proposed dropped crossing arrangement to be retainment of existing, or as showed in the submitted plans.

The proposed garage is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	9/6/2025	Signed:	JP
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