

Date: 24 November 2025
Application: 252848



**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: 252848

Applicant: Mrs K Shallow

Site Address: Medwyn, Charvil Lane, Sonning, Wokingham, RG4 6TH

Parish: Sonning

Grid Reference: Easting - 476830, Northing - 175601

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey side/rear extension along with changes to fenestration following demolition of existing attached garage.

Case Officer: Cameron Young

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 252848. 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 **15 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	252848
Address:	Medwyn, Charvil Lane, Sonning, Wokingham, RG4 6TH.		
Proposal:	Householder application for the proposed erection of a part single part two storey side/rear extension along with changes to fenestration following demolition of existing attached garage.		
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 proposed development will increase the number of habitable rooms from six to nine. No change in access is proposed.

WBC car parking standards require three car parking spaces for a dwelling with nine habitable rooms. Four car parking spaces are shown on the Block Plan. These are shown in accordance with WBC's car parking space minimum dimensions of 2.5m x 5.0m. It appears that there is ample space for the vehicles to egress in forward gear, which is preferable as the site is located on a B road.

The garage conversion is acceptable as the proposal retains direct access to the rear garden and provides a shed suitable for cycle storage. Three cycle parking spaces are required for the proposed development. This can be accommodated within the existing shed.

Conditions & Reasons (if required)

Date:	26.11.25	Signed:	LS
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