

Date: 28 February 2025
Application: 250453



**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: 250453

Applicant: Claire Elliott

Site Address: 155 Barkham Road, Wokingham, RG41 2RS

Parish: Wokingham Town

Grid Reference: Easting - 479861, Northing - 168112

Type of Development: Other Householder

Proposal: Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation following removal of existing 4 no. dormers and modification of the remaining rear dormer; erection of a single storey front extension, a two storey front/side extension and a single storey rear extension following demolition of the existing single storey front extension, garage and conservatory, plus changes to fenestration and addition of cladding.

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 250453. 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:	250453
Address:	155 Barkham Road, Wokingham, RG41 2RS.		
Proposal:	Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation following removal of existing 4 no. dormers and modification of the remaining rear dormer; erection of a single storey front extension, a two storey front/side extension and a single storey rear extension following demolition of the existing single storey front extension, garage and conservatory, plus changes to fenestration and addition of cladding.		
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 proposal will increase the numbers of habitable rooms from 8 to 9 and demolish the existing garage. As both the existing and proposed garages meet the council's requirement for one garage parking space, there will be no loss or gain of parking space.

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

The proposed driveway will have ample spaces for more than three parking spaces by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	28/2/2025	Signed:	JP
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