

Date: 22 October 2025
Application: 252343



**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,

Full Planning Approval Consultation

Application Number: 252343

Applicant: Mr And Mrs Fernandes

Site Address: 10 Mitchell Way, Woodley, Wokingham, RG5 4NQ

Parish: Woodley

Grid Reference: Easting - 477491, Northing - 173151

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of amenity land to residential garden including alterations to boundary fence, plus the erection of a single storey front extension, single storey rear extension and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 252343. 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 **12 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stantec)		
Service	WBC Highways	App No:	252343
Address:	10 Mitchell Way, Woodley, Wokingham, RG5 4NQ.		
Proposal:	Full application for the proposed change of use of amenity land to residential garden including alterations to boundary fence, plus the erection of a single storey front extension, single storey rear extension and changes to fenestration.		
Type of Development:	Other Change of Use		
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

General

The proposed works consist of an alteration to the existing fence line to the south of the dwelling and a single storey front and rear extension. The proposed works result in no net increase in the number of habitable rooms; hence the dwelling will provide a total of 7 habitable rooms.

Access and Car Parking

It is acknowledged that the existing access and parking arrangements are to be retained. The Highways are aware that the existing site is accessed via Dowding Close. All parking spaces are expected to utilise the existing dropped crossing (red arrow).



Visibility

The details of the proposed boundary fence have not been provided.

Dowding Close is subject to 30mph speed limit, which requires visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. 2m x 2m pedestrian visibility at individual driveway is also required. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The applicant is expected to justify either the sufficient visibility can be achieved or the existing visibility splays can be retained.

The applicant shall also demonstrate new fence line does not impact forward visibility in accordance with Manual for Street.

Cycle Parking

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

Conditions & Reasons (if required)

Date:	05.11.2025	Signed:	SW (Stantec)
--------------	------------	----------------	--------------