

Date: 10 July 2026
Application: 261605



**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: 261605

Applicant: Mr & Mrs Daniel & Cristy Gresswell-Nunn

Site Address: 19 Linkway, Crowthorne, Wokingham, RG45 6ES

Parish: Wokingham Without

Grid Reference: Easting - 482748, Northing - 164176

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey front, side and rear extension, changes to fenestration, extension of front dormer, insertion of 1no. rear dormer, following the demolition of the existing single-storey side extension, garage, carport and chimney.

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 261605. 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 **31 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SC]		
Service	WBC Highways	App No:	261605
Address:	19 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of two-storey front, side and rear extension, changes to fenestration, extension of front dormer, insertion of 1no. rear dormer, following the demolition of the existing single-storey side extension, garage, carport and chimney.		
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

General

This is a householder extension application to increase the total numbers of habitable rooms from 8 to 10.

Parking

WBC standards require 3 parking spaces for a dwelling with 7 or more habitable rooms. The proposed site block plan shows that two parking spaces are provided which meet WBC 2.5m x 5.0m standards.

A single carport / garage bay is required to be 3.0m x 6.0m, each bay of garage space will contribute to 0.5 parking provision. The proposed garage does not have sufficient length to contribute toward the parking provision.

The applicant is advised to either convert part of the existing front garden into hardstanding for an additional parking space to be accessed via the existing dropped crossing, or to convert the boot room and garage into a single carport of suitable dimensions.

Cycle Parking

The proposed 1m wide direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	30/7/26	Signed:	JP [SC]
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