

Date: 5 January 2026
Application: 252984



**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,

Full Planning Approval Consultation

Application Number: 252984

Applicant: Mr Anthony Wood

Site Address: 1 Longmore Road, Shinfield, Wokingham, RG2 8QG

Parish: Shinfield

Grid Reference: Easting - 472649, Northing - 168757

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey rear extension along with changes to fenestration following demolition of existing conservatory.

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 252984. 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 **26 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	252984
Address:	1 Longmore Road, Shinfield, Wokingham, RG2 8QG.		
Proposal:	Full application for the proposed erection of a single storey rear extension along with changes to fenestration following demolition of existing conservatory.		
Type of Development:	Minor All other developments		
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 care home comprises a single-storey rear extension following the demolition of the existing conservatory. The dwelling currently provides 12 habitable rooms, with the proposal resulting in an increase of one additional habitable room.

Access

It is understood that the existing access arrangements will remain unchanged. This is considered acceptable.

While the proposed alteration on boundary treatment will unlikely have negative impacts on visibility, the proposed 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.

Parking

It is understood that the existing parking arrangements will be retained. As the numbers of bedrooms remain unchanged, the Highways assume that there is no change in the numbers of residents and staff.

The retainment of current provision is considered acceptable.

Cycle Parking

It is understood that the existing cycle parking arrangements will remain unchanged. This is considered acceptable.

Summary

WBC Highways considers the proposed works as set out in this application to be acceptable.

Conditions & Reasons (if required)

1. CG3 (AMENDED) - VISIBILITY SPLAYS (APPROVED)

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays as approved. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Date:	14.01.2026	Signed:	JP [SW]
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