

Date: 16 April 2025
Application: 243015



**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: 243015

Applicant: Mr and Mrs Lee McGuirk

Site Address: 25 Kingsford Close, Woodley, Wokingham, RG5 4DT

Parish: Woodley

Grid Reference: Easting - 477273, Northing - 172416

Type of Development: Other Householder

Proposal: Householder application for proposed two storey side extension.

Case Officer: Ben McEwan

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 243015. 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:	243015
Address:	25 Kingsford Close, Woodley, Wokingham, RG5 4DT.		
Proposal:	Householder application for proposed two storey side extension.		
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 5 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway is retained.

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 retainment of driveway of dimensions circa 9.5m x 8m will be sufficient for three parking spaces, which is acceptable.

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

Conditions & Reasons (if required)

Date:	22/4/2025	Signed:	JP
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