

Date: 23 March 2026
Application: 260631



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: 260631

Applicant: Mr and Mrs P and S Saxena

Site Address: 10a Holmes Crescent, Wokingham, RG41 2SD

Parish: Wokingham

Grid Reference: Easting - 480145, Northing - 167960

Type of Development: Other Householder

Proposal: Householder application for the proposed development of single-storey front extension forming porch, side extension and rear extension connecting rear annexe to main dwelling, installation of 6no. rooflights and 1no. roof lanterns and changes to fenestrations.

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 260631. 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 **15 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260631
Address:	10a Holmes Crescent, Wokingham, RG41 2SD.		
Proposal:	Householder application for the proposed development of single-storey front extension forming porch, side extension and rear extension connecting rear annexe to main dwelling, installation of 6no. rooflights and 1no. roof lanterns and changes to fenestrations.		
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

There is no net increase in the total numbers of habitable rooms, and three driveway parking spaces are proposed. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

However, the proposed parking arrangement can unlikely be fully accessed by utilising the existing dropped crossing. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The applicant is required to confirm the intention of altering or retaining existing parking arrangement.

The direct access to rear garden has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)

Date:	30/3/2026	Signed:	JP
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