

Date: 12 December 2025
Application: 251514



**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,

Householder Consultation

Application Number: 251514

Applicant: Mr Harjeet Singh

Site Address: 72 Crockhamwell Road, Woodley, Wokingham, RG5 3LD

Parish: Woodley

Grid Reference: Easting - 476222, Northing - 172792

Type of Development: Other Householder

Proposal: Householder application for single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extension (retrospective).

Case Officer: Kieran Neumann

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 251514. 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 **4 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251514
Address:	72 Crockhamwell Road, Woodley, Wokingham, RG5 3LD.		
Proposal:	Householder application for single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extension (retrospective).		
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 applicant proposes to demolish the pre-existing garage and to propose extensions for ground and first floors. The proposed plans indicate a significant portion of voids on both ground and first floors, which unlikely consistent with the proposed elevation.

The proposed numbers of habitable rooms reduce from 8 to 4. Two driveway parking are proposed within the red line. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The applicant is required to confirm the voids are not and will not be proposed to be habitable rooms.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed parking arrangement can meet the council's parking requirement for four habitable rooms by utilising the existing dropped crossing.

The garage 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)

Subject to the confirmation of a total of four habitable rooms will be proposed:

1. CF4 – PARKING (AS APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)
3. CG5 (AMEND: circa 8.0m) - SURFACING OF ACCESS

Date:	19/12/2025	Signed:	JP
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