

Date: 15 September 2025
Application: 252132



**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: 252132

Applicant: Mr Alexander Wright

Site Address: Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482117, Northing - 171399

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.

Case Officer: Rowan Reynolds

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 252132. 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 **6 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252132
Address:	Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH.		
Proposal:	Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.		
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 erect a double carport of dimensions 6m x 2.5m within the red line.

Despite the proposed carport is not essential for complying with the council's parking standards, the recommended minimum sizes of a single bay carport are 6m x 3m. The applicant may wish to improve the design of the proposed carport to facilitate vehicle manoeuvring. The applicant has to confirm the intention for retaining / revising the proposed carport dimensions.

A minimum of 6m driveway clearance is required for vehicle manoeuvring at forwards gear when entering and leaving the highway. The proposed clearance of the gravel is approximately 16m, which will provide sufficient manoeuvring space.

Conditions & Reasons (if required)

Date:	17/9/2025	Signed:	JP
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