

Date: 21 July 2025
Application: 251671



**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: 251671

Applicant: Mr & Mrs M Tucker

Site Address: 28 Dark Lane, Wargrave, Wokingham, RG10 8JU

Parish: Wargrave

Grid Reference: Easting - 478877, Northing - 178896

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two storey side and rear extensions alongside a two storey front extension with new bay window, together with alterations to the main roof to facilitate a loft conversion with roof lights, following demolition of the existing side garage and rear extension.

Case Officer: Tariq Bailey-Biggs

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 251671. 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:	251671
Address:	28 Dark Lane, Wargrave, Wokingham, RG10 8JU.		
Proposal:	Householder application for the proposed erection of two storey side and rear extensions alongside a two storey front extension with new bay window, together with alterations to the main roof to facilitate a loft conversion with roof lights, following demolition of the existing side garage and rear 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 applicant proposes to increase the numbers of habitable rooms from 9 to 10. The existing garage (to the north) of dimensions 6.2m x 3.4m will be removed, resulting in a loss of 0.5 parking space. The existing detached garage and four driveway parking spaces will be retained.

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

The retainment of existing driveway parking can meet the council's parking requirements.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the retainment of detached garage for a single bay parking. The WBC minimum sizes of a single garage for parking are 6m x 3m.

The existing garage of suitable dimensions for both car and cycle parking will be retained, which remains suitable for cycle storage.

Conditions & Reasons (if required)

Date:	22/7/2025	Signed:	JP
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