

Date: 23 February 2026
Application: 260374



**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: 260374

Applicant: Mr M Parish

Site Address: 23 Reading Road, Woodley, Wokingham, RG5 3DA

Parish: Woodley

Grid Reference: Easting - 475977, Northing - 173423

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two storey rear extension and single storey side extension.

Case Officer: Kellen Hamilton

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 260374. 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 **16 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260374
Address:	23 Reading Road, Woodley, Wokingham, RG5 3DA.		
Proposal:	Householder application for the proposed erection of two storey rear extension and single 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 applicant proposes to increase the numbers of habitable rooms from 5 to 7. The side extension reduces the driveway length in front of the garage to circa 14m.

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

The proposed driveway can provide at least two driveway parking spaces by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	24/2/2026	Signed:	JP
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