

Date: 2 June 2025
Application: 251283



**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: 251283

Applicant: Mr & Mrs Sexton

Site Address: 62 Broadwater Road, Twyford, Wokingham, RG10 0EU

Parish: Twyford

Grid Reference: Easting - 479265, Northing - 175055

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side/rear extension, a first floor side extension, and a front extension to form a porch, alongside the partial conversion of the existing garage, including altered fenestration.

Case Officer: Marcus Hillman

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 251283. 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:	AC		
Service	WBC Highways	App No:	251283
Address:	62 Broadwater Road, Twyford, Wokingham, RG10 0EU.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension, a first floor side extension, and a front extension to form a porch, alongside the partial conversion of the existing garage, including altered fenestration.		
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**

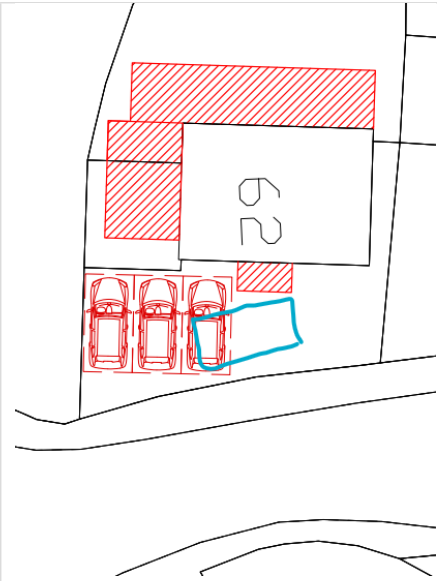
Comments On Proposal

The proposal will result in additional habitable rooms.

The submitted drawing indicates three parking spaces within the red line and this level of parking would meet WBC parking standards.

However, the proposed parking layout is not considered possible due to the existing lamp column, and any extension of the dropped crossing would be contrary to WBC Traffic Management team's guidance.

Therefore, Highways request a revised plan which indicates the third parking space provided at an angle within the site frontage, so that it is possible to access this space using the existing dropped crossing (see sketch below).



Date:

4/6/25

Signed:

AC