

Date: 7 August 2025
Application: 251898



**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: 251898

Applicant: Mr Krishna Kumar Ramaswamy

Site Address: 467 Reading Road, Winnersh, Wokingham, RG41 5HX

Parish: Winnersh

Grid Reference: Easting - 477779, Northing - 170866

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey front extension, double-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to 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 251898. 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:	251898
Address:	467 Reading Road, Winnersh, Wokingham, RG41 5HX.		
Proposal:	Householder application for the proposed erection of single-storey front extension, double-storey rear extension following demolition of existing conservatory, raising of roof height, roof modification from hipped to gable roof with no.1 roof dormer, removal of chimney and changes to 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 applicant proposes to increase the numbers of habitable rooms from 6 to 10. Three driveway parking are proposed.

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

The proposed driveway parking can be provided by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	8/8/2025	Signed:	JP
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