

Date: 4 March 2025
Application: 250222



**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: 250222

Applicant: Mr Josiah Millar

Site Address: 515 Reading Road, Winnersh, Wokingham, RG41 5HL

Parish: Winnersh

Grid Reference: Easting - 477514, Northing - 171057

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extensions. Plus a loft conversion into habitable accommodation, the creation of a rear dormer, including the erection of one roof light and changes to fenestration. Followed by the demolition of the existing conservatory, chimney and outbuilding.

Case Officer: Cameron Young

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 250222. 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:	250222
Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL.		
Proposal:	Householder application for the proposed single storey side and rear extensions. Plus a loft conversion into habitable accommodation, the creation of a rear dormer, including the erection of one roof light and changes to fenestration. Followed by the demolition of the existing conservatory, chimney and outbuilding.		
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 increase the numbers of habitable rooms from 5 to 8. Three driveway parking spaces are proposed within the red line.

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 of circa 10.4m x 12m will have ample spaces for more than three driveway parking by utilising the existing dropped crossing, which is acceptable.

The retainment of direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	5/3/2025	Signed:	JP
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