

Date: 17 November 2025
Application: 252725



**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: 252725

Applicant: Mr & Mrs Clapp

Site Address: 18 Martineau Lane, Hurst, Wokingham, RG10 0SF

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479421, Northing - 173395

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage.

Case Officer: Claire Moore

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 252725. 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 **8 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252725
Address:	18 Martineau Lane, Hurst, Wokingham, RG10 0SF.		
Proposal:	Householder application for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage.		
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

A Pre-application (Reference 241166) has been submitted prior to the formal planning application. The Highways have provided general parking recommendations based on the submitted details.

The applicant proposes to increase the numbers of habitable rooms from 6 to 9. As the existing garage of dimensions 5.5m x 5m does not fully meet the council's requirement for car parking, there is no loss of parking spaces. Three driveway parking spaces are proposed.

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

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

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

Conditions & Reasons (if required)			
1. CF4 – PARKING (AS APPROVED) 2. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING 3. CG5 (AMEND: circa 6.0m) - SURFACING OF ACCESS 4. Informative I22 – ACCESS CONSTRUCTION			
Date:	20/11/2025	Signed:	JP