

**Date:** 14 April 2025  
**Application:** 250699



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 250699

**Applicant:** Parichehr Sadoughi

**Site Address:** 4 Eden Way, Winnersh, Wokingham, RG41 5PQ

**Parish:** Winnersh

**Grid Reference:** Easting - 477886, Northing - 170298

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of single storey front extension, plus new disabled access ramp.

**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 250699. 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

|                             |                                                                                                                    |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                       | <b>App No:</b> | 250699 |
| <b>Address:</b>             | 4 Eden Way, Winnersh, Wokingham, RG41 5PQ.                                                                         |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of single storey front extension, plus new disabled access ramp. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. Despite minor narrowing of the existing driveway is expected due to front extension, it has no negative impact to the existing driveway parking and garage.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 17/4/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|