

Date: 3 November 2025
Application: 252618



**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: 252618

Applicant: Mr. K and Mrs. Ormandy

Site Address: 166 Nightingale Road, Woodley, Wokingham, RG5 3LZ

Parish: Woodley

Grid Reference: Easting - 475795, Northing - 171871

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side rear extension, hardstanding to the front elevation plus roof lights.

Case Officer: Kellen Hamilton

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 252618. 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 **24 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252618
Address:	166 Nightingale Road, Woodley, Wokingham, RG5 3LZ.		
Proposal:	Householder application for the proposed erection of a two storey side rear extension, hardstanding to the front elevation plus roof lights.		
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**

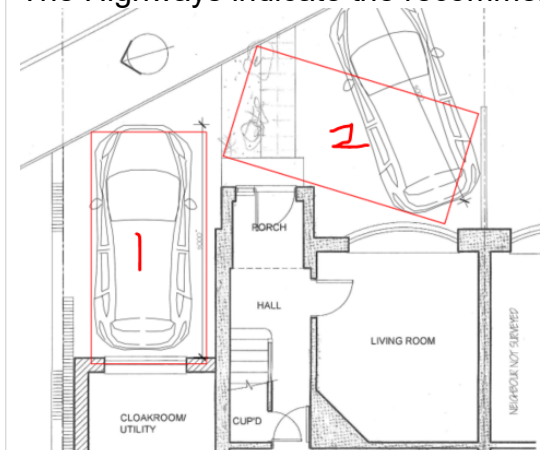
Comments On Proposal

The proposal will increase the numbers of habitable rooms from 5 to 6. Two driveway parking are proposed within the red line.

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

The parking spaces proposed are unachievable without encroaching the public footway, which is not acceptable.

The Highways indicate the recommended parking arrangement as below:



The applicant is advised to offset the proposed cloakroom/utility by 0.2m to achieve the required sizes of Parking Space #1

Another parking space that meets the council's standards is expected to be provided by utilising the existing dropped crossing, which can be achieved by adjusting the orientation of the proposed parking space. A revised parking plan is required.

If the applicant may wish to alter the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

The direct access to the rear garden has been removed from the proposal. Alternative cycle storage provision shall be identified.

Conditions & Reasons (if required)			
Date:	5/11/2025	Signed:	JP