

Date: 13 October 2025
Application: 252413



**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: 252413

Applicant: Mr and Mrs Van der Kamp

Site Address: 16 Orchard Close, Spencers Wood, Wokingham, RG7 1EJ

Parish: Shinfield

Grid Reference: Easting - 471755, Northing - 166907

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension and single storey rear extension, including internal alterations and changes to fenestration.

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 252413. 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 **3 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW		
Service	WBC Highways	App No:	252413
Address:	16 Orchard Close, Spencers Wood, Wokingham, RG7 1EJ.		
Proposal:	Householder application for the proposed single storey front extension and single storey rear extension, including internal alterations 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

General

The proposed works result in an increase of one habitable room on the ground floor. The dwelling is to provide a total of 8 habitable rooms.

Access

The proposed works will not affect the existing access to the dwelling.

Car Parking

The proposed works retain the existing garage space and 2 spaces on the driveway providing a total of 3 allocated parking spaces. WBC parking standards state for a dwelling in a 'Village' location to provide a total of 3 allocated spaces and an unallocated space. As there is provision for on-street parking adjacent to the dwelling the car parking arrangement is acceptable.

Cycle Parking

As the garage is retained the proposed works will not affect the existing cycle parking provision. It is unclear, due to lack of dimensions, if the existing garage can facilitate cycle storage facilities. Therefore, it is assumed the shed will be used to provide the cycle parking provision required for the dwelling. The applicant shall demonstrate clear path to the shed from the access to the dwelling.

Conditions & Reasons (if required)

CF9 - CYCLE PARKING (TO BE APPROVED)			
Date:	27.10.2025	Signed:	SW