

Date: 22 April 2025
Application: 250932



**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,

Full Planning Approval Consultation

Application Number: 250932

Applicant: Mrs Amanda Talbot

Site Address: 179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP

Parish: Woodley

Grid Reference: Easting - 476624, Northing - 172660

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.

Case Officer: Marcus Watts

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 250932. 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:	250932
Address:	179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 7. 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 a minimum of two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have ample spaces for more than three parking provisions, which is acceptable.

The proposed cycle store and 1m wide direct access to the rear garden will be suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	24/4/2025	Signed:	JP
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