

Date: 6 March 2025
Application: 250507



**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: 250507

Applicant: Mrs Wendy Boonaert

Site Address: 13 Cornfield Road, Woodley, Wokingham, RG5 4QA

Parish: Woodley

Grid Reference: Easting - 477112, Northing - 173830

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a outbuilding in the garden to be used as an self contained annexe.

Case Officer: Kieran Neumann

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 250507. 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:	250507
Address:	13 Cornfield Road, Woodley, Wokingham, RG5 4QA.		
Proposal:	Householder application for the proposed erection of a outbuilding in the garden to be used as an self contained annexe.		
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 main dwelling is in relation to the approved planning application reference 172339. The applicant proposes to erect a self-contained annexe with one habitable room and will be ancillary to the main dwelling. The proposal will hence increase the total numbers of habitable rooms from 7 to 8.

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

As the existing garage of dimensions circa 5.1m x 2.4m does not fully meet the council's requirement for car parking, the garage is not counted towards parking space provisions.

By providing additional hardstanding to a minimum of 7.5m wide, the driveway will have sufficient spaces for the third parking spaces with appropriate dimensions by utilising the existing dropped crossing, which can be acceptable.

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

Conditions & Reasons (if required)

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

2. CF3 - PARKING (TO BE APPROVED)

Date:	7/3/2025	Signed:	JP
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