

Date: 3 December 2025
Application: 252931



**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: 252931

Applicant: Mr and Mrs T. Cooksey

Site Address: 2 The Conifers, Crowthorne, Wokingham, RG45 6TG

Parish: Wokingham Without

Grid Reference: Easting - 483237, Northing - 165349

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of carport to front of dwelling.

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 252931. 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 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	252931
Address:	2 The Conifers, Crowthorne, Wokingham, RG45 6TG.		
Proposal:	Householder application for the proposed erection of carport to front of dwelling.		
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**

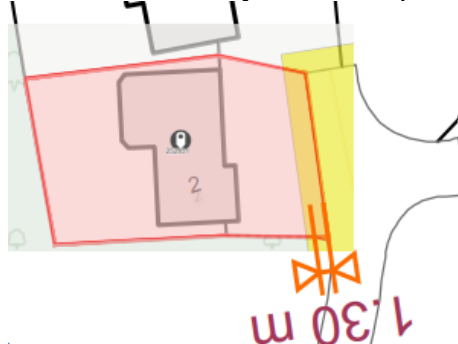
Comments On Proposal

General

The proposed works result in no net change of the number of habitable rooms.
The existing garage is retained.

Access and Highway Boundary

It is understood the existing access arrangements are to be retained. The car port roof will extend up to 5.0m and leave 1.3m between the roof edge and the edge of the carriageway. The applicant is required to indicate the proposed footprint of the carport on the site plan. The proposed roof will overhang the public highway, and it is uncertain if any of the carport structure might encroach the public highway.



Parking

While the existing level of parking provisions are to be retained, the recommended minimum dimensions of parking spaces and the sizes of a single bay carport are

5.0m x 2.5m and 6.0m x 3.0m, respectively. Therefore, carport can unlikely be achievable within the red line without encroaching the public highway.

Cycle Parking

From the extent of the proposed works it is assumed that the existing cycle parking conditions are also retained.

Conditions & Reasons (if required)			
Date:	12.12.2025	Signed:	JP [SW]