

Date: 23 June 2025
Application: 251376



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ,

Householder Consultation

Application Number: 251376

Applicant: Mr & Mrs Tuffee

Site Address: 14 Russley Green, Wokingham, Wokingham, RG40 3HT

Parish: Invalid code

Grid Reference: Easting - 480132, Northing - 166278

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch plus changes to fenestration.

Case Officer: Rowan Reynolds

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 251376. 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	App No: 251376
Address:	14 Russley Green, Wokingham, Wokingham, RG40 3HT.
Proposal:	Householder application for the proposed first floor side extension over existing garage/car port, conversion of carport, rear in-fill extension and new porch plus 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

The proposal will increase the numbers of habitable rooms from 7 to 9. Three 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 three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway parking will be sufficient to meet the council's requirement, which is acceptable.

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

Conditions & Reasons (if required)

Date:	24/6/2025	Signed:	JP
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