

Date: 12 January 2026
Application: 253124



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 253124

Applicant: Mr L Bennett

Site Address: 8 Rochester Avenue, Woodley, Wokingham, RG5 4NA

Parish: Woodley

Grid Reference: Easting - 476376, Northing - 174001

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front and rear extension, to include insertion of roof lanterns.

Case Officer: Annabelle Jones

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 253124. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253124
Address:	8 Rochester Avenue, Woodley, Wokingham, RG5 4NA.		
Proposal:	Householder application for the proposed erection of single storey front and rear extension, to include insertion of roof lanterns.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no net increase in the numbers of habitable rooms on ground floor. The extension does not affect the existing driveway.

While it is expected that there is no additional demand for car parking and no reduction in parking provisions, the applicant proposes to convert part of the existing front garden into hardstanding for additional parking spaces.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

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

Conditions & Reasons (if required)

If the applicant intends to provide the additional parking spaces:

1. CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS
2. Informative I22 – ACCESS CONSTRUCTION

Date:	20/1/2026	Signed:	JP
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