

Date: 22 April 2025
Application: 250910



**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: 250910

Applicant: Carolyn and Richard Ashford

Site Address: West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472886, Northing - 163402

Type of Development: Other Householder

Proposal: Householder application for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop.

Case Officer: Cameron Young

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 250910. 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:	AC		
Service	WBC Highways	App No:	250910
Address:	West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Householder application for for proposed conversion of detached garage to form a residential annexe and erection of a single storey link extension following the demolition of the existing workshop.		
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

Highways has no objection on the basis that the annexe accommodation is retained ancillary to the main dwelling.

The garage is to be converted. The remaining level of driveway parking is considered acceptable to accommodate the existing dwelling and proposed annexe

Conditions & Reasons (if required)

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: 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*

Date:	25/4/25	Signed:	AC
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