

**Date:** 16 December 2025  
**Application:** 253059



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 253059

**Applicant:** Mr Caleb Hill

**Site Address:** 27 Wedderburn Close, Winnersh, Wokingham, RG41 5NY

**Parish:** Winnersh

**Grid Reference:** Easting - 478555, Northing - 170603

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey front extension to existing attached garage, including the conversion of the garage to habitable accommodation.

**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 253059. 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 **10 January 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                        |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                           | <b>App No:</b> | 253059 |
| <b>Address:</b>             | 27 Wedderburn Close, Winnersh, Wokingham, RG41 5NY.                                                                                                                    |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey front extension to existing attached garage, including the conversion of the garage to habitable accommodation. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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

With reference to external document on existing first floor plan, the proposal will increase the numbers of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space. Two driveway parking spaces of dimensions 4.8m x 2.4m are proposed within the red line.

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

While two driveway parking spaces of suitable dimensions can be provided, it cannot be identified from the submission that those parking can be accessed via utilising the existing dropped crossing. If the applicant will propose to relocate the existing dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and position of the new dropped crossing.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

## Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)
2. Informative I22 – ACCESS CONSTRUCTION

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 22/12/2025 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|