

Date: 5 August 2025
Application: 251823



**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: 251823

Applicant: Mr and Ms Daniel and Hannah Fortella and Vickers

Site Address: 44 Bearwood Road, Barkham, Wokingham, RG41 4SY

Parish: Barkham

Grid Reference: Easting - 478335, Northing - 167478

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey side/rear extension, first floor side/rear extension, modification of the roof along with changes to fenestration to include a Juliet balcony to rear elevation.

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 251823. 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	WBC Highways	App No:	251823
Address:	44 Bearwood Road, Barkham, Wokingham, RG41 4SY.		
Proposal:	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey side/rear extension, first floor side/rear extension, modification of the roof along with changes to fenestration to include a Juliet balcony to rear elevation.		
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 applicant proposes to increase the numbers of habitable rooms from 6 to 7. The existing driveway parking will be retained.

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

The retained driveway can accommodate more than three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	6/8/2025	Signed:	JP
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