

Date: 24 June 2025
Application: 251479



**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: 251479

Applicant: Mr YATIN PAHWA

Site Address: 36 Oatlands Road, Shinfield, Wokingham, RG2 9DN

Parish: Shinfield

Grid Reference: Easting - 473577, Northing - 168202

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear and front extension, changes to fenestration and garage conversion with front porch.

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 251479. 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:	251479
Address:	36 Oatlands Road, Shinfield, Wokingham, RG2 9DN.		
Proposal:	Householder application for the proposed erection of single storey rear and front extension, changes to fenestration and garage conversion with front porch.		
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 not have a significant impact in respect of the overall number of habitable rooms. The garage is to be converted into habitable accommodation, and this will need to remain ancillary to the main dwelling. The existing level of driveway parking will be retained, which is considered acceptable to serve the development.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) 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:	26/6/25	Signed:	AC
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