

Date: 20 January 2025
Application: 250028



**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: 250028

Applicant: Mrs Angela Sharma

Site Address: 21 Bayliss Road, Wargrave, Wokingham, RG10 8DR

Parish: Wargrave

Grid Reference: Easting - 478647, Northing - 178443

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front and side extension and part garage conversion. Followed by new dormer over garage to create habitable accommodation plus changes to fenestration.

Case Officer: Ben McEwan

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 250028. 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:	250028
Address:	21 Bayliss Road, Wargrave, Wokingham, RG10 8DR.		
Proposal:	Householder application for the proposed single storey front and side extension and part garage conversion. Followed by new dormer over garage to create habitable accommodation plus changes to fenestration.		
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 result in an additional habitable room. The garage is to be part converted and Highways has no objection to this. The remaining level of driveway parking meets WBC parking standards, and is therefore considered acceptable.

Date:	22/1/25	Signed:	AC
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