

Date: 1 July 2025
Application: 251506



**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: 251506

Applicant: Mr Usman

Site Address: 377 Old Whitley Wood Lane, Shinfield, Wokingham, RG2 8PY

Parish: Shinfield

Grid Reference: Easting - 472441, Northing - 168742

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part single, part two storey side and rear extension, front porch and loft conversion including dormer windows and changes to fenestration.

Case Officer: Rowan Reynolds

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 251506. 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:	251506
Address:	377 Old Whitley Wood Lane, Shinfield, Wokingham, RG2 8PY.		
Proposal:	Householder application for the proposed erection of part single, part two storey side and rear extension, front porch and loft conversion including dormer windows and 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 additional habitable rooms. Although the garage will be converted, this does not meet the councils current standards for parking a car, and as such there is no significant loss of parking.

The existing driveway provides parking for up to three cars and this is to be retained. The level of parking is considered acceptable in this instance.

The proposal will remove the garage and potential cycle storage, however, the side extension will now enable independent access to the rear garden where alternative cycle storage could be available.

Date:	1/7/25	Signed:	AC
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