

Date: 27 May 2025
Application: 251252



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251252

Applicant: Mr Vladimir Rusol

Site Address: 15 Readwin Crescent, Wokingham, RG40 5BD

Parish: Wokingham Town

Grid Reference: Easting - 481788, Northing - 169834

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion with no.2 dormer windows, roof amendments and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 251252. 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	App No:	251252
Address:	15 Readwin Crescent, Wokingham, RG40 5BD.	
Proposal:	Householder application for the proposed loft conversion with no.2 dormer windows, roof amendments 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 site is noted as Plot 91 for the wider development. The applicant proposes to increase the numbers of habitable rooms from 6 to 8. The existing driveway parking and garage will be retained.

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

While the applicant indicates one driveway parking space and a garage parking, the approved site plan indicates two driveway parking and no garage parking. The garage is designed to be a cycle store of dimensions 5.9m x 3m.

Despite the existing garage is 0.1m long shorter than the council's requirement for car parking, the Highways can accept the existing garage to be used for car parking for this instance. However, alternative cycle storage provision will have to be identified in this proposal or when discharging the condition.

Alternatively, if the existing garage will be retained for cycle storage, the applicant shall identify alternative parking space that will not lead to adverse impact on highways safety and encroachment of highways.

The applicant is required to confirm what is the proposed use of the garage.

Conditions & Reasons (if required)			
If the garage will be used for cycle store, suitable on-street parking provisions shall be identified in this proposal.			
If the garage will be used for parking, please condition:			
1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING			
2. CF9 - CYCLE PARKING (TO BE APPROVED)			
Date:	29/5/2025	Signed:	JP