

Date: 10 September 2025
Application: 252127



**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: 252127

Applicant: Mr. Tejpal Mand

Site Address: 14 Delamere Road, Earley, Wokingham, RG6 1AP

Parish: Earley

Grid Reference: Easting - 474643, Northing - 173582

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion, single storey side and rear extension with roof lights

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 252127. 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 requested from the case officer.

Your observations are required in respect of this application by **1 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252127
Address:	14 Delamere Road, Earley, Wokingham, RG6 1AP.		
Proposal:	Householder application for the proposed garage conversion, single storey side and rear extension with roof lights		
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 result in any additional habitable rooms. The garage is to be converted, however, it does not meet the councils current standards for parking and as such there will be no significant loss of parking. The existing driveway provides parking for up to three vehicles and this is therefore considered acceptable.

In the absence of the garage/storage area, or independent access to the rear garden, Highways recommend that alternative secure cycle storage is provided for a minimum of two cycles.

Conditions & Reasons (if required)

CF9 (AMEND: Prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	11/9/25	Signed:	AC
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