

**Date:** 8 January 2025  
**Application:** 243247



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 243247

**Applicant:** MR AND MRS SAMUELS

**Site Address:** 259 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

**Parish:** Woodley

**Grid Reference:** Easting - 476653, Northing - 173120

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration.

**Case Officer:** Marcus Hillman

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 243247. 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

|                             |                                                                                                                                 |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                              |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                    | <b>App No:</b> | 243247 |
| <b>Address:</b>             | 259 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL.                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                               |                |        |
| <b>Site Visit Made:</b>     | 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a part garage conversion, and the plan indicates no change in the numbers of habitable rooms on ground floor.

As the existing garage of dimensions 4.3m x 3.4m does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway parking spaces will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage will remain suitable for cycle storage, which is acceptable.

## Conditions & Reasons (if required)

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 9/1/2024 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|