

Date: 12 June 2025
Application: 251266



**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: 251266

Applicant: Mr Asad Muhammad Khan

Site Address: 22 Bridport Close, Earley, Wokingham, RG6 3DG

Parish: Earley

Grid Reference: Easting - 475577, Northing - 170793

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration.

Case Officer: Victoria Morgan

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 251266. 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:	251266
Address:	22 Bridport Close, Earley, Wokingham, RG6 3DG.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, 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, however, this will not have a significant impact in respect of the councils parking standards.

The garage is proposed to be converted. The internal dimensions do not meet the council's standards for parking a car, and as such there is no significant loss of parking.

The existing level of driveway parking is to be retained and this is considered acceptable in this instance.

Date:	13/6/25	Signed:	AC
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