

Date: 16 May 2025
Application: 251162



**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: 251162

Applicant: Mr & Mrs Ramesh & Malarvizhi Jeyashankar

Site Address: 15 Glasspool Road, Winnersh, Wokingham, RG41 5SB

Parish: Winnersh

Grid Reference: Easting - 477378, Northing - 170325

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing detached garage into habitable accommodation along with 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 251162. 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:	251162
Address:	15 Glasspool Road, Winnersh, Wokingham, RG41 5SB.		
Proposal:	Householder application for the proposed conversion of existing detached garage into habitable accommodation along with 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 proposed garage conversion will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards.

The submitted drawing indicates a revised parking layout and this is considered acceptable.

In addition to the two driveway parking spaces, there is unallocated parking within the vicinity of the dwelling. It is also considered possible to accommodate a third space within the driveway, if necessary. The level of parking is therefore considered acceptable in this instance.

Highways recommend that the outbuilding remains ancillary to the main dwelling.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	20/5/25	Signed:	AC
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