

Date: 25 June 2025
Application: 251493



**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: 251493

Applicant: Mr and Miss Callum and Phoebe Russell and Pangborn

Site Address: 3 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RS

Parish: Wokingham Without

Grid Reference: Easting - 484021, Northing - 164827

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey extension, single storey garage following demolition of existing garage, entrance porch extension, raised roof conversion for habitable accommodation, 2 no. front and side dormer windows, 1 no. rear dormer window and changes to fenestration.

Case Officer: Claire Moore

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 251493. 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:	251493
Address:	3 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RS.		
Proposal:	Householder application for the proposed erection of single storey extension, single storey garage following demolition of existing garage, entrance porch extension, raised roof conversion for habitable accommodation, 2 no. front and side dormer windows, 1 no. rear dormer window 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 proposal will result in an additional habitable room. The garage will be replaced and the proposed garage meets WBC standards for parking a car. In addition to the garage, there is driveway parking for two vehicles being retained. The level of parking is considered acceptable.

Conditions & Reasons (if required)

- CF2 – GARAGE RETAINED FOR PARKING

Date:	27/6/25	Signed:	AC
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