

Date: 27 March 2026
Application: 260743



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,

Full Planning Approval Consultation

Application Number: 260743

Applicant: Tolu Adebekun

Site Address: 12 Farmers End, Charvil, Wokingham, RG10 9RZ

Parish: Charvil

Grid Reference: Easting - 477826, Northing - 175639

Type of Development: Minor All other developments

Proposal: Full application for the proposed conversion of existing loft to create habitable accommodation including the insertion of a rear dormer, extension of existing rear canopy roof, alterations to external staircase width plus insertion of roof lights.

Case Officer: Tariq Bailey-Biggs

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 260743. 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 **19 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS / TH]		
Service	WBC Highways	App No:	260743
Address:	12 Farmers End, Charvil, Wokingham, RG10 9RZ.		
Proposal:	Full application for the proposed conversion of existing loft to create habitable accommodation including the insertion of a rear dormer, extension of existing rear canopy roof, alterations to external staircase width plus insertion of roof lights.		
Type of Development:	Minor All other developments		
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

General

The site is in relation to a previous refusal ref. 250719, which is not refused on highway ground.

The proposals are for a loft conversion to create more habitable space for the dwelling. Though not included in the proposal description, it is noted that the Proposed Elevations and Sections plan (Section B-B) indicates the existing garage space is proposed to be converted into an 'Office' on the ground floor.

Car Parking

The existing dwelling is comprised of four habitable rooms. The proposed dwelling has five habitable rooms, or six habitable rooms subject to whether the proposed dwelling includes a ground floor office.

The level of parking is to be provided in line with WBC Parking Standards which requires two parking spaces for a dwelling in this location of 5-6 habitable rooms. Each parking space shall have the minimum dimensions of 5.0m x 2.5m.

The applicant has indicated two car parking spaces on the driveway. It should be noted that WBC require minimum dimensions of 2.5m x 5.0m for each car parking

space, and the spaces shown do not fully meet the council's requirement for car parking.

The arrangement of the bays in the tandem layout means that the rear vehicle encroaches on the edge of the public highway, which is typically not acceptable. However, given that this is the existing parking situation and the proposals do not require more than two spaces, WBC Highways accept the arrangement.

Cycle Storage

The side access to the property is proposed to be retained, and therefore this is acceptable for cycle storage.

Conditions & Reasons (if required)

Date:	10.04.2026	Signed:	JP [LS / TH]
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