

Date: 17 July 2025
Application: 251687



**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: 251687

Applicant: Mr And Mrs D Thomas

Site Address: 50 Bradmore Way, Earley, Wokingham, RG6 4DS

Parish: Earley

Grid Reference: Easting - 474234, Northing - 169791

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor rear extension, changes to fenestration and garage conversion to create gym.

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 251687. 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:	JP		
Service	WBC Highways	App No:	251687
Address:	50 Bradmore Way, Earley, Wokingham, RG6 4DS.		
Proposal:	Householder application for the proposed erection of a first floor rear extension, changes to fenestration and garage conversion to create gym.		
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

There will be no net increase in the total numbers of habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed 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
2. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	21/7/2025	Signed:	JP
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