

Date: 11 August 2025
Application: 251917



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251917

Applicant: Claire-Louise Celeston

Site Address: 9 Lance Way, Arborfield, Wokingham, RG2 9YY

Parish: Barkham

Grid Reference: Easting - 476811, Northing - 165467

Type of Development: Other Householder

Proposal: Householder application for the proposed loft Conversion and side dormer, loft rear window, 3 no. roof lights, including internal alterations (Retrospective).

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 251917. 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:	251917
Address:	9 Lance Way, Arborfield, Wokingham, RG2 9YY.		
Proposal:	Householder application for the proposed loft Conversion and side dormer, loft rear window, 3 no. roof lights, including internal alterations (Retrospective).		
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 increase the numbers of habitable rooms from 7 to 8. While the submitted block plan indicates the driveway to be 9.8m long, the existing driveway and garage will be retained as approved in Planning Application 190468, which shall be of 10.5m long and is suitable for two driveway parking spaces.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of driveway and garage parking of suitable dimensions can meet the council's parking requirements.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	12/8/2025	Signed:	JP
--------------	-----------	----------------	----