

Date: 14 May 2026
Application: 260793



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 260793

Applicant: Mr and Mrs Reynolds

Site Address: 2 The Paddock, Crowthorne, Wokingham, RG45 6HS

Parish: Wokingham Without

Grid Reference: Easting - 483092, Northing - 164525

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, followed by partial garage conversion to accommodate a garden room.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260793.

The new details are as follows: **Revised plans showing single storey rear extension and partial garage conversion to accommodate a garden room**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **2 June 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TD / BA	To (Case Officer):	Annabelle Jones
Service	WBC Highways	App No:	260793
Address:	2 The Paddock, Crowthorne, Wokingham, RG45 6HS.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a single storey rear extension, followed by partial garage conversion to accommodate a garden room.		
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 proposal will increase the number of habitable rooms from 6 to 7. Three driveway parking spaces are proposed within the red line.

Parking

According to the WBC Car Parking Standards, the development of such scale in an 'Urban' location will require 2 parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant proposes three parking spaces (illustrated in drawing ref: PAD-P100-P1) which meets the minimum requirements. The garage is proposed to be partially converted to accommodate a garden room. This will reduce the size of the garage from approximately 7.6m x 3m to 5.5m x 3m, which is not large enough to count towards parking provision. However, sufficient spaces are already provided on the driveway so therefore parking provision is acceptable.

Highways prefer parking arrangements to not be in tandem. However, this is acceptable and there is no objection due to parking provision.

Access

No changes to the existing access arrangement are proposed.

Cycle Storage

The existing garage (but smaller) will remain suitable for providing cycle storage.

Date:	22/05/2026	Signed:	TD / BA
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