

Date: 2 February 2026
Application: 252887



**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: 252887

Applicant: Mr Shiv Bhagat

Site Address: 25 Loxwood, Earley, Wokingham, RG6 5QZ

Parish: Earley

Grid Reference: Easting - 475052, Northing - 170669

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation, loft conversion to create habitable accommodation following raising of existing roof pitch to include 1no. Dormer plus rooflights.

Case Officer: Annabelle Jones

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 252887. 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 **23 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252887
Address:	25 Loxwood, Earley, Wokingham, RG6 5QZ.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation, loft conversion to create habitable accommodation following raising of existing roof pitch to include 1no. Dormer plus rooflights.		
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 proposed development would result in an increase in habitable rooms from six habitable rooms to seven habitable rooms, through a loft conversion, garage conversion and single storey extension.

The plans indicate four car parking spaces of 2.5m x 5m. This is in accordance with WBC's minimum car parking space dimensions, and WBC's Parking Standards which requires three car parking spaces for a dwelling of such scale.

WBC requires cycle parking provision for three cycles for a dwelling of this scale. The applicant has indicated side access to the rear garden. This is acceptable.

Conditions & Reasons (if required)

Date:	11.02.26	Signed:	JP [LS]
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