

Date: 11 March 2025
Application: 250307



**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: 250307

Applicant: Mr Xh Gashi

Site Address: 94 Ryeish Lane, Spencers Wood, Wokingham, RG7 1SS

Parish: Shinfield

Grid Reference: Easting - 472129, Northing - 167078

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion into habitable accommodation and single storey rear extension. Plus, the installation of roof lights and changes to fenestration.

Case Officer: James Fuller

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 250307. 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:	AC		
Service	WBC Highways	App No:	250307
Address:	94 Ryeish Lane, Spencers Wood, Wokingham, RG7 1SS.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation and single storey rear extension. Plus, the installation of roof lights and changes to fenestration.		
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 result in additional habitable rooms and Highways recommend provision of three driveway parking spaces to fully meet the councils parking standards. The submitted drawing indicates two parking spaces within the shared turning head (as approved planning consent 170010) and as such Highways request that the layout is revised to provide one additional parking space without obstructing the turning head. Turning area shall also be available for any additional parking space, to enable vehicles to enter and leave the private driveway in forward gear.



Date:	14/3/25	Signed:	AC