

Date: 16 January 2025
Application: 250005



**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: 250005

Applicant: Mr Sagar Mistry

Site Address: 52 Oatlands Road, Shinfield, Wokingham, RG2 9DN

Parish: Shinfield

Grid Reference: Easting - 473558, Northing - 168319

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side extension, including changes to fenestration.

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 250005. 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:	250005
Address:	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN.		
Proposal:	Householder application for proposed single storey side extension, including 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 change the garage door to a window. It appears that the garage has already been converted and Highways has no objection to this. The existing level of driveway parking will be retained, and this is considered acceptable.

The proposed side extension maintains independent access to the rear garden, and this will remain suitable to access cycle storage.

Date:	20/1/25	Signed:	AC
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