

Date: 24 June 2025
Application: 251489



**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: 251489

Applicant: Ms Sheryl Halliday

Site Address: 11 Culver Grove, Wokingham, RG40 5AG

Parish: Wokingham Town

Grid Reference: Easting - 482157, Northing - 169875

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey infill extension between garage and house, along with part garage conversion to create habitable accommodation plus 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 251489. 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:	251489
Address:	11 Culver Grove, Wokingham, RG40 5AG.		
Proposal:	Householder application for the proposed erection of a single storey infill extension between garage and house, along with part garage conversion to create habitable accommodation plus 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 reduce the sizes of the existing double garage from 6m x 6.9m to a proposed single garage of dimensions 3m x 6.9m. The total numbers of habitable rooms remain unchanged in the proposal. Two existing driveway parking space will be retained.

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 two driveway parking and a single garage of suitable dimensions can be acceptable for this instance.

The direct access to the rear garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
2. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	24/6/2025	Signed:	JP
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