

Date: 7 July 2025
Application: 251568



**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: 251568

Applicant: Mr & Mrs Simpson

Site Address: 23 Starmead Drive, Wokingham, Wokingham, RG40 2JA

Parish: Wokingham Town

Grid Reference: Easting - 482062, Northing - 168280

Type of Development: Other Householder

Proposal: Part retrospective application for part garage conversion and enlargement of existing side dormer.

Case Officer: Claire Moore

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 251568. 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:	251568
Address:	23 Starmead Drive, Wokingham, Wokingham, RG40 2JA.		
Proposal:	Part retrospective application for part garage conversion and enlargement of existing side dormer.		
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 applicant proposes to increase the numbers of habitable rooms from 6 to 7 and reduce the length of the garage from 6.6m to 1.9m.

Three driveway parking spaces are proposed within the red line, which are sufficient to meet the council's parking requirement.

However, the recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CG5 (AMENDED: circa 7m) - SURFACING OF ACCESS
3. I22 - ACCESS CONSTRUCTION

Date:	8/7/2025	Signed:	JP
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