

**Date:** 29 August 2024  
**Application:** 242190



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 242190

**Applicant:** Mr Prashant Singh

**Site Address:** 1 Reynards Close, Winnersh, Wokingham, RG41 5NT

**Parish:** Winnersh

**Grid Reference:** Easting - 478444, Northing - 170694

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed garage conversion into habitable accommodation, single storey side extension and changes to fenestration.

**Case Officer:** Kieran Neumann

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 242190. 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

|                             |                                                                                                                                                    |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                       | <b>App No:</b> | 242190 |
| <b>Address:</b>             | 1 Reynards Close, Winnersh, Wokingham, RG41 5NT.                                                                                                   |                |        |
| <b>Proposal:</b>            | Householder application for the proposed garage conversion into habitable accommodation, single storey side extension and changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 an increase from 4 to 6 habitable rooms and conversion of the garage. The submitted drawing indicates an additional driveway parking space to be provided and this represents +0.5 space increase (WBC parking standards refers to existing garage as 0.5 space). The proposed level of parking is considered acceptable in this instance.

The existing dropped crossing is considered acceptable to serve the extended driveway and is already surfaced with a hard bound material.

The proposal removes potential access to cycle storage within the garage. Highways recommend that replacement cycle storage for a minimum of two cycles is to be secured by condition.

## Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. CF9 (AMEND: Prior to occupation of the development..) - CYCLE PARKING (TO BE APPROVED)

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 29/8/24 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|