

Date: 23 January 2025
Application: 250142



**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: 250142

Applicant: Mr J Clarke

Site Address: 10 Bakers Place, Woodley, Wokingham, RG5 4AX

Parish: Woodley

Grid Reference: Easting - 476762, Northing - 173032

Type of Development: Other Householder

Proposal: Householder application for the proposed detached garage conversion into habitable living accommodation.

Case Officer: Marcus Watts

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 250142. 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:	250142
Address:	10 Bakers Place, Woodley, Wokingham, RG5 4AX.		
Proposal:	Householder application for the proposed detached garage conversion into habitable living accommodation.		
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 convert the existing garage into two habitable rooms.

As the proposed outbuilding is not self-contained and no independent driveway is available, the Highways assume it to be ancillary to the main dwelling. The latest approved floor plan of this site is subject to Planning Application Reference 142042, so that the proposal will increase the numbers of habitable rooms from 5 to 7.

Two existing driveway parking spaces are retained, but the proposed garage conversion leads to a loss of 0.5 parking space.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of two driveway 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 by utilising the existing dropped crossing is acceptable.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:

24/1/2025

Signed:

JP