

Date: 23 January 2025
Application: 250135



**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: 250135

Applicant: Mr and Mrs M & S Sridhar

Site Address: 14 Bridges Close, Wokingham, RG41 3XL

Parish: Wokingham Town

Grid Reference: Easting - 479703, Northing - 169147

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing conservatory.

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 250135. 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:	250135
Address:	14 Bridges Close, Wokingham, RG41 3XL.		
Proposal:	Householder application for proposed garage conversion, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing conservatory.		
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

This proposal will increase the numbers of habitable rooms from 8 to 10. As the existing garage of dimensions 5.6m x 2.4m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking spaces are proposed within the red line.

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 proposed parking will either access via the existing dropped crossing or private drive, and will not encroach the existing public highway, which 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)

Date:	24/1/2025	Signed:	JP
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