

Date: 7 August 2025
Application: 251896



**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: 251896

Applicant: Mr and Mrs Matt and Holly Howe

Site Address: 155 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR

Parish: Invalid code

Grid Reference: Easting - 479667, Northing - 169281

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front and rear extensions, alteration of the front entrance porch, proposed two storey side and first floor side extension following demolition of the existing garage, loft conversion into habitable accommodation with a rear flat roof dormer and insertion of 3 No. roof light windows to the existing front section of the main pitched roof, internal alterations and changes to the fenestration.

Case Officer: Cameron Young

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 251896. 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:	251896
Address:	155 Old Woosehill Lane, Wokingham, Wokingham, RG41 3HR.		
Proposal:	Householder application for proposed single storey front and rear extensions, alteration of the front entrance porch, proposed two storey side and first floor side extension following demolition of the existing garage, loft conversion into habitable accommodation with a rear flat roof dormer and insertion of 3 No. roof light windows to the existing front section of the main pitched roof, internal alterations and changes to the 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 increase the numbers of habitable rooms from 8 to 9. Four driveway parking 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 can meet the council's parking requirement by utilising the existing dropped crossing, which is acceptable.

While the garage is removed, the proposed 1m wide direct access to the rear garden remains suitable for cycle storage.

Conditions & Reasons (if required)

Date:	11/8/2025	Signed:	JP
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