

Date: 2 August 2024
Application: 241960



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 241960

Applicant: Mr & Mrs Brand

Site Address: 19 Bayliss Road, Wargrave, Wokingham, RG10 8DR

Parish: Wargrave

Grid Reference: Easting - 478602, Northing - 178453

Type of Development: Other Householder

Proposal: Householder application for proposed partial conversion of the existing attached garage into habitable accommodation plus changes to 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 241960. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	241960
Address:	19 Bayliss Road, Wargrave, Wokingham, RG10 8DR.		
Proposal:	Householder application for proposed partial conversion of the existing attached garage into habitable accommodation plus changes to 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

1. Highways understands that this is a partial conversion of the garage into habitable accommodation with the remainder being a store.
2. The proposed store can be used for the storage of cycles which is welcome.
3. A parking plan has been submitted showing parking for 4 vehicles which is welcome.
4. Highways have assessed the site and there is space on site to park at least 4 vehicles and have the ability to manoeuvre safely and access/egress the site in forward gear.

Conditions & Reasons (if required)

Date:	6 th August 2024	Signed:	Gordon Adam
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