

Date: 26 March 2025
Application: 250512



**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: 250512

Applicant: MR ADIL AHMED

Site Address: 45 Chatteris Way, Earley, Wokingham, RG6 4JA

Parish: Earley

Grid Reference: Easting - 475135, Northing - 169977

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion into habitable accommodation. Plus, the erection of a single storey front extension with new side main entrance, installation of roof lights and changes to fenestration.

Case Officer: James Fuller

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 250512. 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:	AC		
Service	WBC Highways	App No:	250512
Address:	45 Chatteris Way, Earley, Wokingham, RG6 4JA.		
Proposal:	Householder application for proposed garage conversion into habitable accommodation. Plus, the erection of a single storey front extension with new side main entrance, installation of roof lights and 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

The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The garage has already been part converted and not suitable for parking. The internal dimensions do not meet the councils current standards for parking and as such there is no significant loss of parking.

There is existing driveway parking for two vehicles, and this is considered acceptable in this instance. The front extension maintains sufficient driveway depth of at least 5.0m to maintain parking for two vehicles. Pedestrian access is maintained alongside the dwelling.

Should the applicant wish to widen the dropped crossing this would be subject to separate consent from WBC traffic management, outside of the planning process.

Date:	28/3/25	Signed:	AC
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