

Date: 25 February 2025
Application: 250409



**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: 250409

Applicant: Mr Ashwuni Sapra

Site Address: 122 Hilmanton, Earley, Wokingham, RG6 4HJ

Parish: Earley

Grid Reference: Easting - 473555, Northing - 169997

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor accommodation plus changes to fenestration.

Case Officer: Marcus Hillman

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 250409. 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:	250409
Address:	122 Hilmanton, Earley, Wokingham, RG6 4HJ.		
Proposal:	Householder application for the proposed erection of a two storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor 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

The proposed extension and garage conversion appears to result in a potential annexe accommodation. Highways recommend that this remains ancillary to the main dwelling.

The garage is to be removed, however, it is considered that the existing driveway frontage can accommodate parking for at least three vehicles. On that basis, and combined with the ancillary nature of the works, the level of parking meets WBC parking standards and is considered acceptable.

Conditions & Reasons (if required)

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: annexe) 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:	27/2/25	Signed:	AC
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