

Date: 2 April 2025
Application: 250801



**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: 250801

Applicant: Mr Surya Dasari

Site Address: 45 Andrews Road, Earley, Wokingham, RG6 7PJ

Parish: Invalid code

Grid Reference: Easting - 474536, Northing - 171322

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into habitable accommodation and changes to fenestration.

Case Officer: Owen Peel

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 250801. 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:	250801
Address:	45 Andrews Road, Earley, Wokingham, RG6 7PJ.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation 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 result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards. The existing level of driveway parking will be retained, and this is considered acceptable in this instance.

The garage is to be converted; however, the internal dimensions do not meet the councils standards for parking a car. It is not considered that this will represent a significant loss of parking.

Date:	3/4/25	Signed:	AC
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