

Date: 26 March 2025
Application: 250720



**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: 250720

Applicant: Mrs Surinder Daheley

Site Address: 20 Farriers Close, Woodley, Wokingham, RG5 3DD

Parish: Woodley

Grid Reference: Easting - 476154, Northing - 173553

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.

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 250720. 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:	250720
Address:	20 Farriers Close, Woodley, Wokingham, RG5 3DD.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.		
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 converts the existing garage into habitable space and increases the numbers of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

As the site is accessed via a shared private drive, the proposed parking arrangement is acceptable.

The existing direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CG5 (AMEND: circa 9m) - SURFACING OF ACCESS

Date:	27/3/2025	Signed:	JP
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