

Date: 6 May 2025
Application: 251070



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ,

Householder Consultation

Application Number: 251070

Applicant: MR AND MRS JAMES AND LOUISE BOARDMAN

Site Address: 17 De Vitre Green, Wokingham, RG40 1SE

Parish: Wokingham Town

Grid Reference: Easting - 482681, Northing - 169119

Type of Development: Other Householder

Proposal: Householder application for the proposed partial garage conversion and roof alterations to the ground floor front and rear along with changes to fenestration.

Case Officer: Ben McEwan

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 251070. 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:	OB		
Service	Highways DC	App No:	251070
Address:	17 De Vitre Green, Wokingham, RG40 1SE.		
Proposal:	Householder application for the proposed partial garage conversion and roof alterations to the ground floor front and rear along with 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 plan will include one additional habitable room as one part of the garage will be turned into a study room. However there is sufficient space to park two vehicles on the driveway (with parking spaces of dimensions 5.0m x 2.5m). So therefore parking and street parking will meet the current standards.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	09/05/2025	Signed:	Oliver Bennett
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