

Date: 3 April 2025
Application: 250758



**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: 250758

Applicant: Mr & Mrs Surdhar

Site Address: The Old Lodge, Lodge Road, Hurst, Wokingham, RG10 0SG

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479211, Northing - 173641

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to create first floor habitable accommodation along with 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 250758. 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:	250758
Address:	The Old Lodge, Lodge Road, Hurst, Wokingham, RG10 0SG.		
Proposal:	Householder application for proposed garage conversion to create first floor habitable accommodation 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 applicant proposes to convert the existing garage and store into an outbuilding with three habitable rooms. It is confirmed that the outbuilding will remain ancillary to the main dwelling. As the existing garage meets the council's requirement for car parking, there is a loss of 0.5 parking space. No proposed change on the existing driveway and access.

According to the WBC Car Parking Standards, the development of such scale in Village location will generally require one to two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway is expected to have ample spaces for parking, which is acceptable.

Direct access to the rear garden of both sides will be retained for cycle storage, which is considered acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) 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:	4/4/2025	Signed:	JP
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