

Date: 10 March 2025
Application: 250371



**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: 250371

Applicant: Mr Asad Lone

Site Address: 61 Oaklands Drive, Wokingham, RG41 2SB

Parish: Wokingham Town

Grid Reference: Easting - 479886, Northing - 167959

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to create porch, partial conversion of garage to create habitable accommodation, two storey rear extension plus changes to fenestration.

Case Officer: Claire Moore

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 250371. 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:	250371
Address:	61 Oaklands Drive, Wokingham, RG41 2SB.		
Proposal:	Householder application for the proposed erection of a single storey front extension to create porch, partial conversion of garage to create habitable accommodation, two storey rear extension 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 proposal will involve part garage conversion and reduce the numbers of habitable rooms from 10 to 9. As the existing garage of 2.4m wide does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway will be retained.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	11/3/2025	Signed:	JP
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