

Date: 11 September 2025
Application: 252158



**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: 252158

Applicant: Emily Breccini

Site Address: 69 Larchside Close, Spencers Wood, Wokingham, RG7 1DS

Parish: Shinfield

Grid Reference: Easting - 471609, Northing - 166532

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion to create habitable accommodation along with changes to fenestration.

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 252158. 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 requested from the case officer.

Your observations are required in respect of this application by **2 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252158
Address:	69 Larchside Close, Spencers Wood, Wokingham, RG7 1DS.		
Proposal:	Householder application for the proposed garage conversion to create 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 proposal will not have a significant impact in respect of the number of habitable rooms and the councils parking standards.

The existing garage dimensions do not meet the councils standards for parking and as such there is no significant loss of parking.

The remaining level of driveway parking is considered acceptable to serve the development.

Date:	15/9/25	Signed:	AC
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