

**Date:** 18 March 2025  
**Application:** 250520



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 250520

**Applicant:** Mr & Mrs S Dasari

**Site Address:** 35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE

**Parish:** Woodley

**Grid Reference:** Easting - 476368, Northing - 172566

**Type of Development:** Other Householder

**Proposal:** Householder application for proposed alterations to detached garage and incidental/ancillary use to dwelling (part retrospective).

**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 250520. 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

|                             |                                                                                                                                    |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                       | <b>App No:</b> | 250520 |
| <b>Address:</b>             | 35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE.                                                                                 |                |        |
| <b>Proposal:</b>            | Householder application for proposed alterations to detached garage and incidental/ancillary use to dwelling (part retrospective). |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 has no impact on the vehicular access or level of parking.

The amendment to the building will improve pedestrian access to the rear garden, once the rear extension is built.

Highways has no objection on the basis that the outbuilding remains ancillary to the main dwelling.

## 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*

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 19/3/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|