

Date: 23 July 2025
Application: 251725



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: 251725

Applicant: Mr Yun Shun Matthias Wong

Site Address: 13 Raggleswood Close, Earley, Wokingham, RG6 7LH

Parish: Earley

Grid Reference: Easting - 475184, Northing - 171402

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).

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 251725. 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:	251725
Address:	13 Raggleswood Close, Earley, Wokingham, RG6 7LH.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).		
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

While the total numbers of habitable rooms cannot be identified from the submission, there will be one additional habitable room on the ground floor. Three driveway parking are proposed within the red line.

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

The driveway will have sufficient spaces for three car parking spaces with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	24/7/2025	Signed:	JP
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