

Date: 2 December 2024
Application: 242992



**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: 242992

Applicant: Levi Organ

Site Address: 371 Wokingham Road, Earley, Wokingham, RG6 7EH

Parish: Earley

Grid Reference: Easting - 475720, Northing - 171654

Type of Development: Other Householder

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

Case Officer: Rowan Reynolds

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 242992. 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:	AC		
Service	WBC Highways	App No:	242992
Address:	371 Wokingham Road, Earley, Wokingham, RG6 7EH.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation 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 result in an additional habitable room and conversion of the garage.

Highways request a revised plan which indicates driveway parking, and sufficient turning area, for two vehicles within the red line (without impact on access to the adjacent dwelling). Each parking space shall have minimum dimensions of 5.0m x 2.5m

Date:	3/12/24	Signed:	AC
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