

Date: 6 May 2025
Application: 251071



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251071

Applicant: Mr. Shazam Chaudhry

Site Address: 5 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH

Parish: Invalid code

Grid Reference: Easting - 474154, Northing - 173374

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion followed by first floor side extension above the garage, single storey rear extension, front porch and 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 251071. 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:	OB		
Service	Highways DC	App No:	251071
Address:	5 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH.		
Proposal:	Householder application for the proposed garage conversion followed by first floor side extension above the garage, single storey rear extension, front porch and 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 proposed plan will include an additional habitable room with the garage to be removed. The submitted drawing indicates two parking spaces and this is therefore considered acceptable. The driveway will need to be widened to accommodate this and this is to be secured by condition. The existing garage does not meet councils current standards, therefore no significant loss in parking through its conversion. The existing dropped crossing is considered acceptable to serve a slightly wider driveway.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	16/05/2025	Signed:	OB
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