

Date: 24 July 2025
Application: 251757



**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: 251757

Applicant: Mr Mohammad Salman

Site Address: Pinewood House, Nine Mile Ride, Wokingham, RG40 3EA

Parish: Wokingham Without

Grid Reference: Easting - 483439, Northing - 165835

Type of Development: Other Householder

Proposal: Householder application for the proposed extension of existing garage with mezzanine level for use as a home office and associated alterations.

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 251757. 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:	251757
Address:	Pinewood House, Nine Mile Ride, Wokingham, RG40 3EA.		
Proposal:	Householder application for the proposed extension of existing garage with mezzanine level for use as a home office and associated alterations.		
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

A Pre-application (Reference 250956) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the same scheme.

While the total numbers of habitable rooms cannot be identified from the submission, there will be one additional habitable room on the ground floor. The existing parking provisions will be retained.

The site has sufficient spaces to accommodate more than three driveway parking, which is acceptable.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed 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

Date:	25/7/2025	Signed:	JP
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