

Date: 24 July 2025
Application: 251089



**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: 251089

Applicant: Mr Abhi Rohila

Site Address: 29 Arbor Lane, Winnersh, Wokingham, RG41 5JE

Parish: Winnersh

Grid Reference: Easting - 477778, Northing - 171069

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion and first floor extension with rear dormer. Along with a detached garage and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 251089. 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		App No:	251089
Address:	29 Arbor Lane, Winnersh, Wokingham, RG41 5JE.		
Proposal:	Householder application for the proposed garage conversion and first floor extension with rear dormer. Along with a detached garage 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 applicant proposes to increase the numbers of habitable rooms from 5 to 8. Three driveway parking spaces and a garage are proposed within the red line.

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

The proposed driveway can accommodate three or more parking spaces, which are acceptable.

Despite garage is not essential for complying with the council's parking standards, the WBC minimum internal sizes of a single garage for parking are 6m x 3m, i.e. 6m x 6m for a double garage. If the proposed garage will be utilised for parking, the applicant is recommended to increase the internal dimensions of the double garage.

The direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	25/7/2025	Signed:	JP
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