

Date: 27 June 2025
Application: 251518



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251518

Applicant: Mr & Mrs Ferfuson

Site Address: 7 Zinnia Close, Wokingham, RG41 3ND

Parish: Wokingham Town

Grid Reference: Easting - 478787, Northing - 169250

Type of Development: Other Householder

Proposal: Householder application for the proposed part garage conversion and internal alterations.

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 251518. 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:	251518
Address:	7 Zinnia Close, Wokingham, RG41 3ND.		
Proposal:	Householder application for the proposed part garage conversion and internal 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The remaining part garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	30/6/2025	Signed:	JP
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