

Date: 2 June 2025
Application: 251288



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: 251288

Applicant: Mr & Mrs Gibby

Site Address: 23 Beales Grove, Shinfield, Wokingham, RG2 9RQ

Parish: Shinfield

Grid Reference: Easting - 473133, Northing - 167401

Type of Development: Other Householder

Proposal: Householder application for the proposed insertion of roof dormers and rooflights to facilitate conversion of the loft to habitable accommodation.

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 251288. 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	WBC Highways	App No:	251288
Address:	23 Beales Grove, Shinfield, Wokingham, RG2 9RQ.		
Proposal:	Householder application for the proposed insertion of roof dormers and rooflights to facilitate conversion of the loft to habitable accommodation.		
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 site is noted as Plot A47 and is only approved with two parking spaces under 161189. The third proposed parking will occupy the approved turning head for refuse vehicles, which is not acceptable.

However, with a total of six habitable rooms indicated in the proposed plan, the retainment of two existing driveway parking will still meet the council's parking requirements.

Subject to the retainment of existing parking provisions and removal of the third parking space, the Highways will have no objection the proposal.

The two existing parking spaces will need to be included in the red line.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	04/06/2025	Signed:	OB
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