

Date: 12 May 2025
Application: 251111



**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: 251111

Applicant: Mr & Mrs Richards

Site Address: 61 Starmead Drive, Wokingham, RG40 2JA

Parish: Wokingham Town

Grid Reference: Easting - 482007, Northing - 168085

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and erection of a single storey side/rear extension.

Case Officer: Ben McEwan

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 251111. 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:	251111
Address:	61 Starmead Drive, Wokingham, RG40 2JA.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and erection of a single storey side/rear extension.		
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 submission, there will be one additional habitable room on the ground floor. Three driveway parking and a carport are proposed within the red line.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms, which generally requires up to three parking spaces. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of driveway parking spaces and carport will meet the council's parking requirement, which is acceptable.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	13/5/2025	Signed:	JP
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