

Date: 5 March 2025
Application: 250513



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: 250513

Applicant: Mr & Mrs Duda De Melo

Site Address: 19 Jersey Drive, Winnersh, Wokingham, RG41 5GQ

Parish: Winnersh

Grid Reference: Easting - 477542, Northing - 170612

Type of Development: Other Householder

Proposal: Householder application for the proposed part garage conversion into habitable accommodation. Plus, the erection of a single storey side and rear extension, installation of roof lights and changes to fenestration.

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 250513. 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:	250513
Address:	19 Jersey Drive, Winnersh, Wokingham, RG41 5GQ.		
Proposal:	Householder application for the proposed part garage conversion into habitable accommodation. Plus, the erection of a single storey side and rear extension, installation of roof lights 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

With reference to the approved plan of Planning Application Reference 052495, the proposal will involve garage conversion and increase the numbers of habitable rooms from 5 to 6. The existing driveway will be retained.

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

The driveway will have ample space for more than two parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The 1m wide direct access to the rear garden will be retained and it remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	6/3/2025	Signed:	JP
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