

Date: 1 June 2026
Application: 260895



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 260895

Applicant: Mrs Luyan Jiang

Site Address: 27 Blackstone Way, Earley, Wokingham, RG6 1FF

Parish: Woodley

Grid Reference: Easting - 475047, Northing - 172762

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front and side extension to existing detached garage.

Case Officer: Kellen Hamilton

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 260895. 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 requested from the case officer.

Your observations are required in respect of this application by **11 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260895
Address:	27 Blackstone Way, Earley, Wokingham, RG6 1FF.		
Proposal:	Householder application for the proposed erection of a single storey front and side extension to existing detached garage.		
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

General

The application is for the proposed erection of a single storey front and side extension to existing detached garage. The approved plans for Plot 120 in Planning Application 141178 indicate the existing dwelling has two driveway parking space and a garage of suitable dimensions.

No change in vehicle access is proposed.

Highways would seek to secure the proposed garage as ancillary to the main dwelling by condition.

Parking

WBC Highways assess parking demand based on the number of habitable rooms. With reference to the approved floor plans for Plot 120 in 141178, the dwelling has six habitable rooms, which requires 2 car parking spaces, to be provided.

The applicant should note that Highways consider a garage to count as 0.5 of a parking space, provided it is of sufficient dimensions.

WBC require the minimum dimensions of 2.5m x 5.0m for each driveway car parking space, and 3.0m x 6.0m for each garage / carport parking space. If the garage / carport is to accommodate both car and cycle storage, this should be increased to 3.0m x 7.0m.

It is noted that the proposed dimensions of the garage is different from the approved plan. The applicant is advised to review the scale of the submitted plans to ensure the driveway and garage spaces meet WBC requirements (dimensions and level of provision).

Whilst the Proposed Plan currently indicates 2.5 car parking spaces, based upon the redline/property boundary supplied (Proposed Plans Rev C), the car parking space located between the garage and the dwelling will have to be accessed via overrunning the existing porch of applicant's dwelling and the front garden of neighbouring properties, which is not accessible and undeliverable.



This will not be considered towards the provision notwithstanding the substandard dimensions of the parking spaces. The proposed arrangement also has to demonstrate a right of access through the neighbouring property's driveway/garden.

As such, the plans currently indicate 1.5 car parking space only, which indicates a reduction of parking provision. The applicant is advised to remove the proposed front extension of the garage, or to convert the existing garage into a carport of suitable dimensions to retain two driveway parking spaces that accords to WBC requirements.

Cycle Provision

The applicant proposes to retain side access to the rear garden. It will be acceptable to accommodate the cycle storage demand within the rear garden.

Conditions & Reasons (if required)

Date:	19/06/2026	Signed:	JP [LS]
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