

Date: 28 August 2025
Application: 252036



**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: 252036

Applicant: Mrs D James

Site Address: 23 Erleigh Court Drive, Earley, Wokingham, RG6 1EB

Parish: Earley

Grid Reference: Easting - 474556, Northing - 173463

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation, along with changes to fenestration

Case Officer: Jessie Arrow-Smith

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 252036. 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 **18 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252036
Address:	23 Erleigh Court Drive, Earley, Wokingham, RG6 1EB.		
Proposal:	Householder application for the proposed conversion of existing garage to create habitable accommodation, along with 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

The remaining level of parking is considered acceptable. The works appear to create annexe accommodation and this shall remain ancillary to the main dwelling.

In the absence of a garage and independent access to the rear garden, alternative cycle storage is recommended.

Conditions & Reasons (if required)

ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: annexe accommodation) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: *In the interest of highway safety; to ensure acceptable access and parking*

CF9 (amend: prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	2/9/25	Signed:	AC
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